

Tonbridge and Malling Borough Council

Tonbridge and Malling Stage 1 Green Belt Assessment

Main Report (Final)

Reference

| September 2025



© Arup 2022

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 308611-00

Ove Arup & Partners Limited

8 Fitzroy Street
London
W1T 4BJ
United Kingdom
arup.com

Document Verification

Project title Tonbridge and Malling Stage 1 Green Belt Assessment
Document title Main Report
Job number 308611-00
Document ref
File reference

Revision	Date	Filename			
		Description			
		Prepared by	Checked by	Approved by	
		Name	Wil Jarvis	Jesse Honey	Katie Kerr
		Signature	WJ	JH	KK

		Filename		
		Description		
		Prepared by	Checked by	Approved by
		Name		
		Signature		

		Filename		
		Description		
		Prepared by	Checked by	Approved by
		Name		
		Signature		

Issue Document Verification with Document

X

Contents

1.	Introduction	4
2.	NPPF purpose assessment	6
2.1	Key findings	6
2.2	Purpose (a)	6
2.3	Purpose (b)	8
2.4	Purpose (c)	8
2.5	Purpose (d)	12
2.6	Purpose (e)	12
2.7	Summary of purpose scores	13
3.	Fundamentally important areas	16
3.1	Scope	16
3.2	Analysis	16
3.3	Next steps on 'Fundamentally Undermine'	16
4.	Conclusions	19

Table 1 Purpose (a) Summary of scores	
Table 2 Purpose (b) summary of scores	8
Table 3 Purpose (c) summary of scores	8
Table 4 Purpose (d) summary of scores	12
Table 5 Purpose (e) summary of scores	12
Table 6 Summary of assessment findings	16
Figure 1 Stage 1 Green Belt parcels	
Figure 2 Purpose (a) scores	7
Figure 3 Purpose (b) scores	10
Figure 4 Purpose (c) scores	11
Figure 5 Purpose (d) scores	13
Figure 6 Purpose (e) scores	14
Figure 7 Fundamentally important areas	18

Appendices

Appendix A :	A-1
Stage 1 Parcel Assessment Proformas	A-1

1. Introduction

Arup was appointed by Tonbridge and Malling Borough Council (TMBC) to prepare a Stage 1 Green Belt Assessment (GBA). It is intended to provide a robust local review of the Borough's Green Belt to help inform the emerging Local Plan. The entirety of the Green Belt was assessed for defined 'parcels' (Figure 1) against the National Planning Policy Framework (NPPF, 2024) Green Belt purposes (a) – (e):

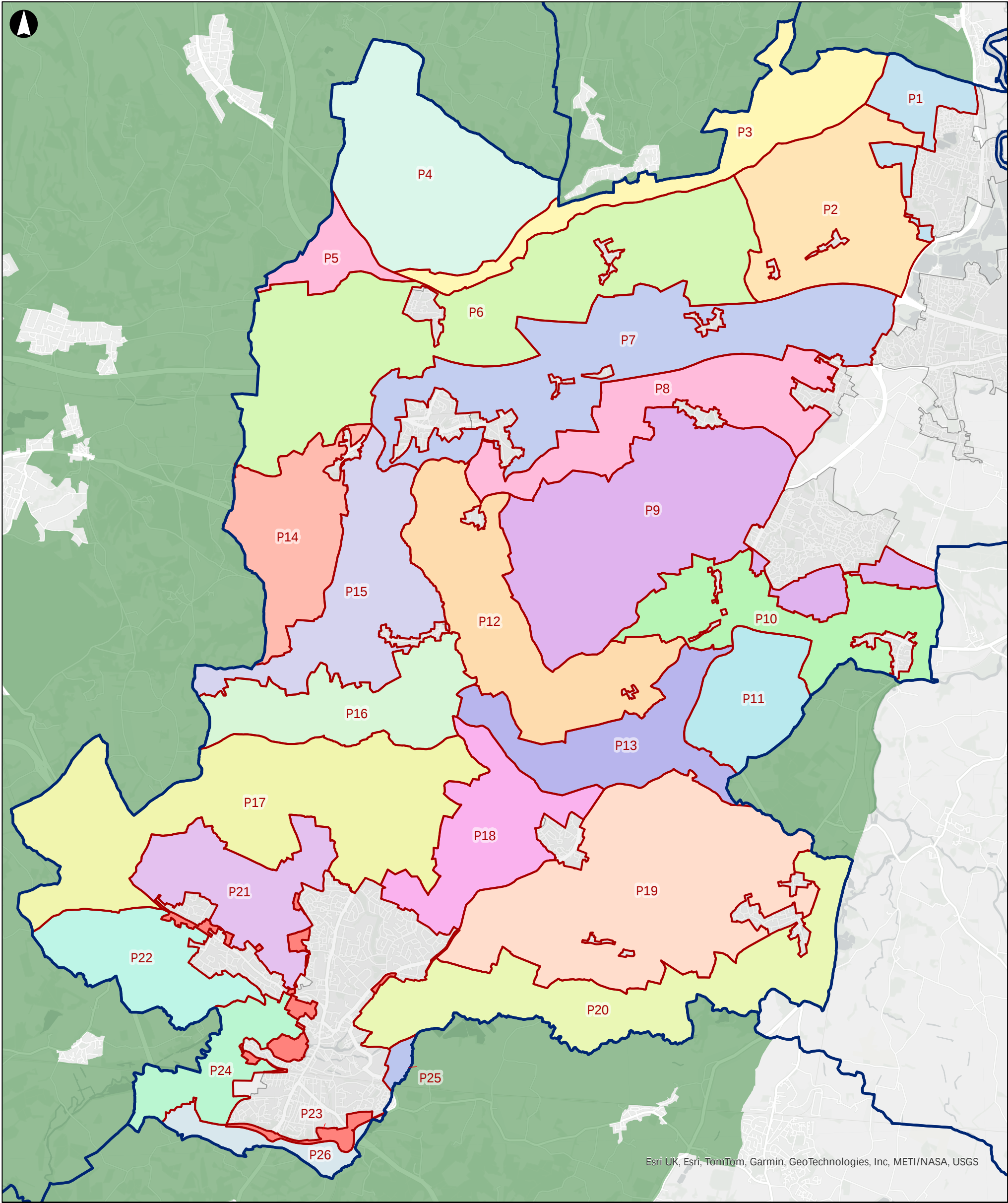
- a) To check the unrestricted sprawl of the large built-up areas.
- b) To prevent neighbouring towns merging into one another.
- c) To assist in safeguarding the countryside from encroachment.
- d) To preserve the setting and special character of historic towns.
- e) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

The context and full method for this assessment can be found in the accompanying Methodology Report. This report contains the findings and recommendations from the assessment, as well as the individual proformas for the assessed parcels.

The report is structured as follows:

- Section 2 presents the key findings for the NPPF Green Belt purpose assessment.
- Section 3 explores the fundamentally important areas within the Green Belt, which the Council can use to inform their subsequent 'fundamentally undermine' test for the exceptional circumstances case to support any future Green Belt release as part of the emerging Local Plan.
- Section 4 sets out the conclusions from the study.

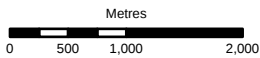
The assessment proformas for each of the Green Belt parcels are included at Appendix A.



19/06/2025 11:19

- Proposed Stage 1 Parcels
- Settlements

- Neighbouring Green Belt
- Local Authority Boundaries



--	Jun 25	WJ	JH	KK	--
Rev	Date	By	Chkd	Appd	Authd

ARUP

13 Fitzroy Street
London W1T 4BQ
Tel +44 20 7636 1531
www.arup.com

Client
Tonbridge & Malling Borough Council

Project Name
Tonbridge & Malling Green Belt Assessment

Drawing Title
Figure 1 Stage 1 Assessment Parcels

Scale at A3
1:65,000

Role
--

Suitability
--

Project Number
--

Rev
--

Drawing Name
--

2. NPPF purpose assessment

2.1 Key findings

This section summarises the key findings from the assessment of the 26 parcels against the NPPF purposes. For each purpose, a summary of the scores is presented, along with a map illustrating the information spatially.

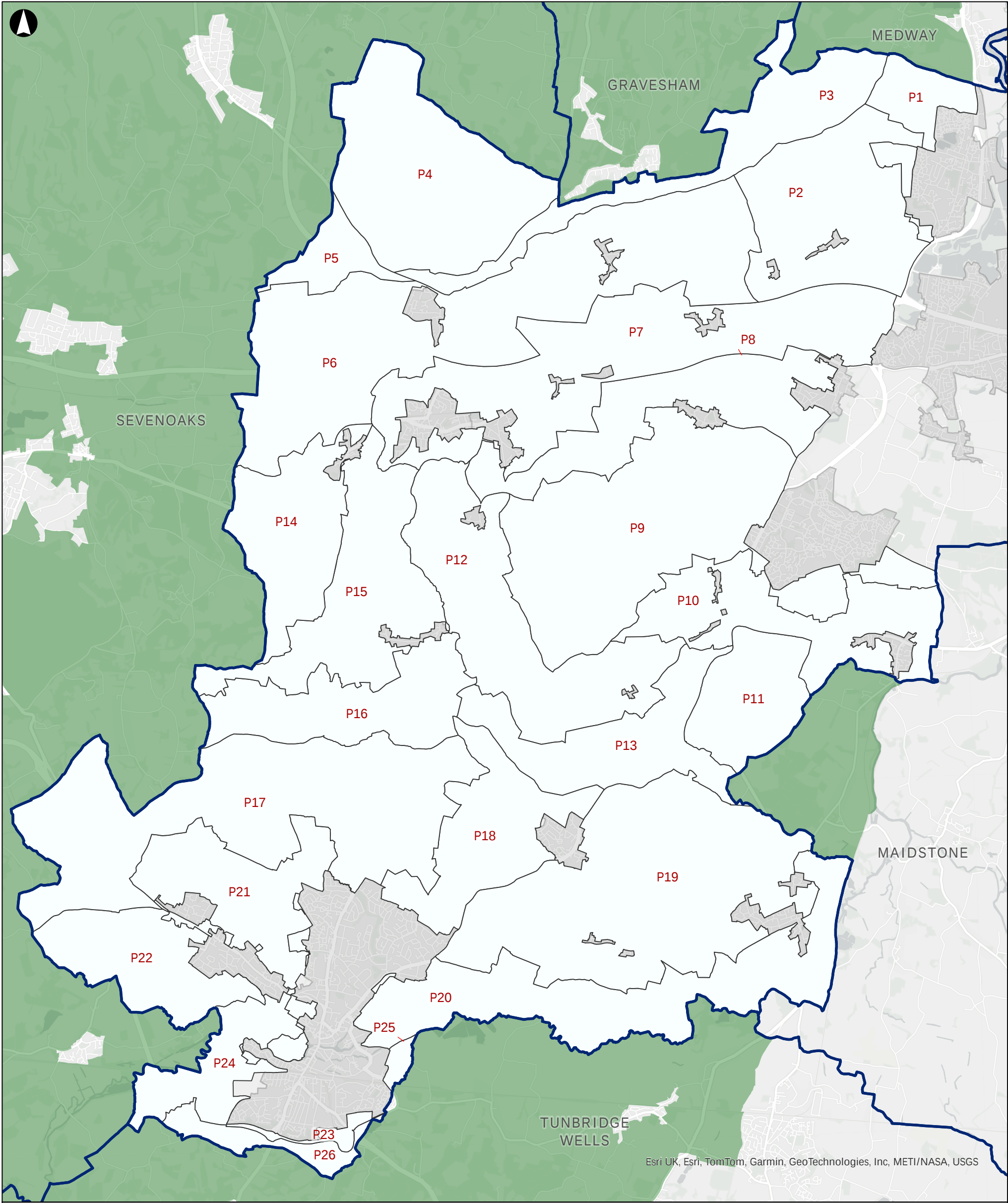
2.2 Purpose (a)

Purpose (a): To check the unrestricted sprawl of large built-up areas

The findings of the purpose (a) assessment are presented in Table 1. All parcels scored 0 against purpose (a), playing no role in preventing the outward irregular spread of a large built-up area as none of them are at the edge of a large built-up area

Table 1 Purpose (a) Summary of Scores

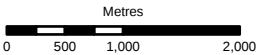
Purpose (a) Score	Number of Parcels	Parcels				
5	0	n/a				
4	0	n/a				
3	0	n/a				
2	0	n/a				
1	0	n/a				
0	26	P1	P6	P11	P16	P21
		P2	P7	P12	P17	P22
		P3	P8	P13	P18	P23
		P4	P9	P14	P19	P24
		P5	P10	P15	P20	P25
						P26



Stage 1 Parcel Performance against Purpose (a)



- Local Authority Boundaries
- Neighbouring Green Belt
- Settlements



--	Aug 2025	WJ	JH	KK	--
Rev	Date	By	Chkd	Appd	Authd

ARUP

13 Fitzroy Street
London W1T 4BQ
Tel +44 20 7636 1531
www.arup.com

Client
Tonbridge & Malling Borough Council

Project Name
Tonbridge & Malling Green Belt Assessment

Coordinate System: British National Grid

Drawing Title
Figure 2 Purpose (a) scores

Scale at A3
1:65,000

Role

Suitability

Project Number

Drawing Name

Rev

2.3 Purpose (b)

Purpose (b): To prevent neighbouring towns from merging

The findings of the purpose (b) assessment are presented in Table 2. Of all 26 parcels, 21 meet this purpose, making a discernible contribution to preventing towns from coalescing. Five parcels perform weakly, and nine parcels perform moderately against purpose (b). Twelve parcels meet the purpose strongly as they form a significant part of one or more gaps between towns and hence play an essential role in preventing towns from merging.

Table 2 Purpose (b) summary of scores

Purpose (b) Score	Number of parcels	Parcels
5	12	P2 P13 P19 P7 P14 P20 P8 P15 P9 P17 P12 P18
3	9	P1 P21 P6 P22 P10 P24 P11 P26 P16
1	0	
0	5	P3 P4 P5 P23 P25

2.4 Purpose (c)

Purpose (c): To assist in safeguarding the countryside from encroachment

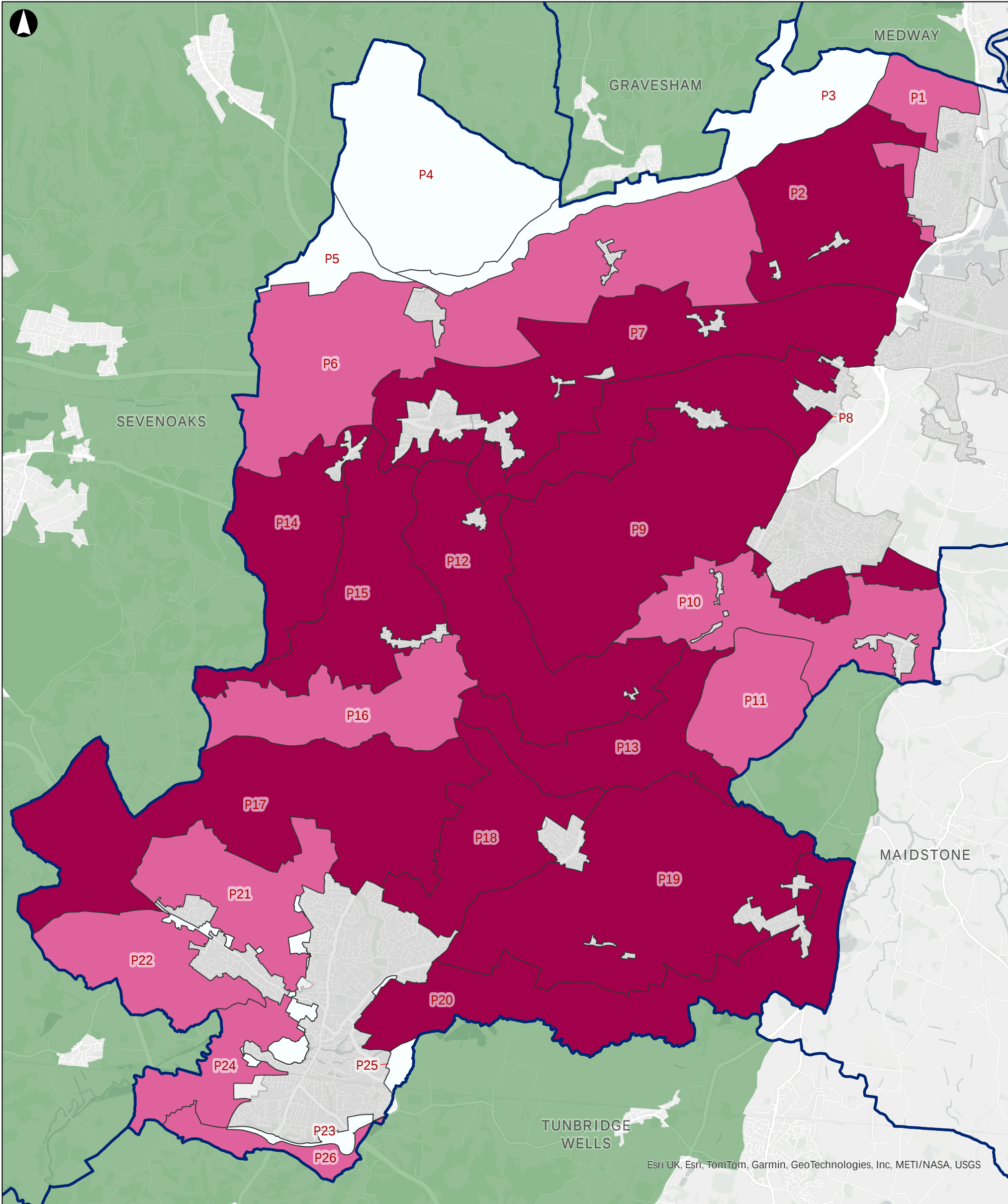
The findings of the purpose (c) assessment are presented in Table 3. The purpose (c) assessment considers the character of each parcel, and the scores demonstrate the range of urban to rural characters present across the district. Almost half (10) of all parcels were considered to perform strongly against purpose (c), demonstrating a 'strongly unspoilt' or 'strongly' rural character; and therefore, play an important role in preventing encroachment into the countryside.

Fourteen of the parcels have a 'moderately rural character,' with limited encroachment at the fringes or dispersed development which does not overtly detract from a feeling of countryside. Two of the parcels were assessed as having a 'semi-urban character' and hence perform weakly against the purpose.

Table 3 Purpose (c) summary of scores

Purpose (c) score	Number of parcels	Parcels
5	4	P3 P11 P15 P20

4	6	P2 P4 P8 P12 P13	P16	
3	14	P1 P5 P6 P7 P9	P10 P17 P18 P19 P21	P22 P24 P25 P26
2	2	P14 P23		
1	0			
0	0			



Stage 1 Parcel Performance
against Purpose (b)

- 5
- 3
- 1
- 0

- Local Authority Boundaries
- Neighbouring Green Belt
- Settlements

Metres
0 500 1,000 2,000

--	Aug 2025	WJ	JH	KK	--
Rev	Date	By	Chkd	Appd	Authd

ARUP

13 Fitzroy Street
London W1T 4BQ
Tel +44 20 7636 1531
www.arup.com

Client
**Tonbridge & Malling Borough
Council**

Project Name
**Tonbridge & Malling Green Belt
Assessment**

Coordinate System: British National Grid

Drawing Title
Figure 3 Purpose (b) scores

Scale at A3
1:65,000

Role

--

Suitability

--

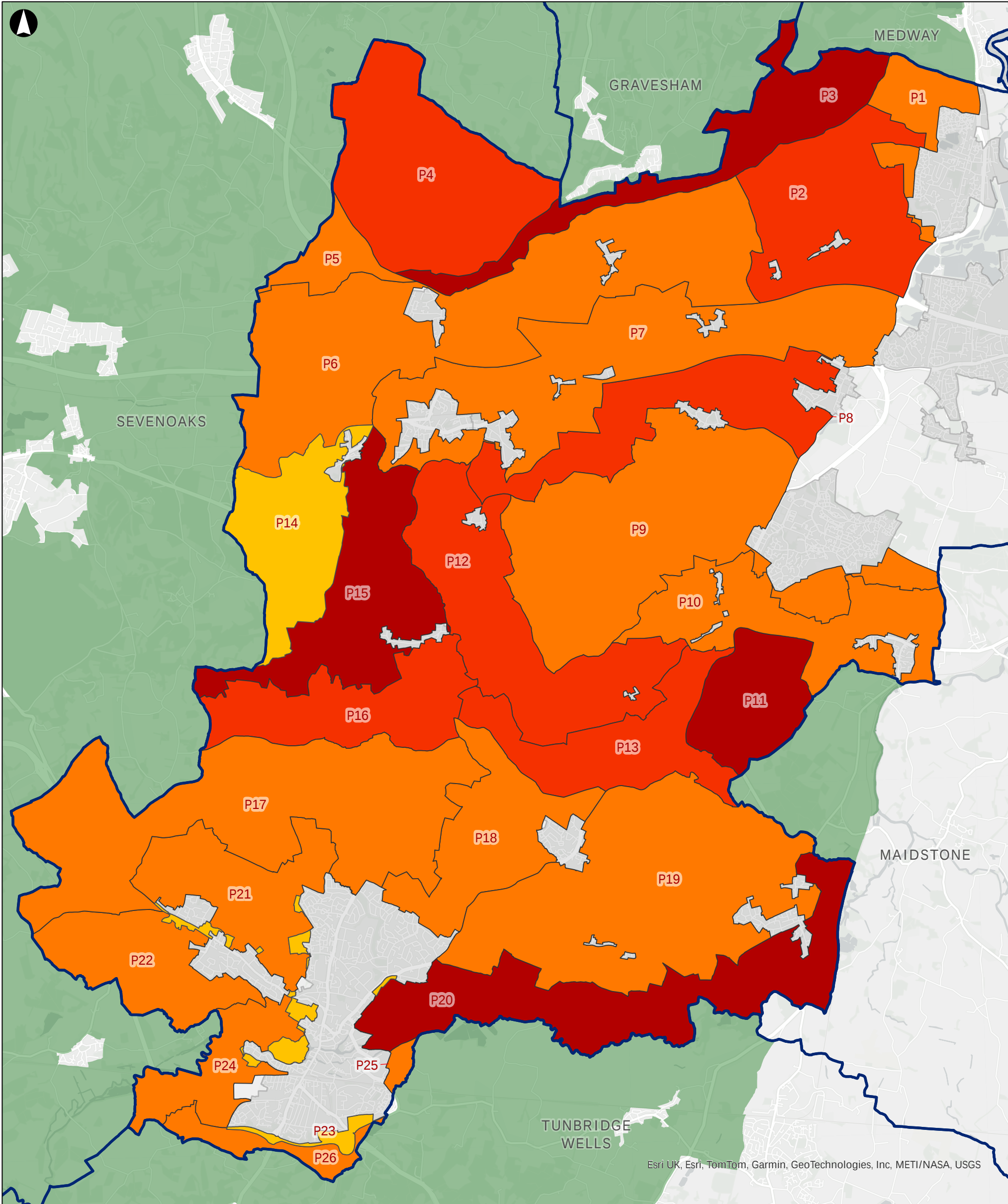
Project Number

Drawing Name

--

Rev

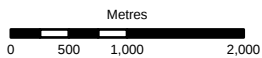
--



Stage 1 Parcel Performance
against Purpose (c)



- Local Authority Boundaries
- Neighbouring Green Belt
- Settlements



--	Aug 2025	WJ	JH	KK	--
Rev	Date	By	Chkd	Appd	Authd

ARUP

13 Fitzroy Street
London W1T 4BQ
Tel +44 20 7636 1531
www.arup.com

Client
**Tonbridge & Malling Borough
Council**

Project Name
**Tonbridge & Malling Green Belt
Assessment**

Coordinate System: British National Grid

Drawing Title
Figure 4 Purpose (c) scores

Scale at A3
1:65,000

Role

Suitability

Project Number

Drawing Name

Rev

2.5 Purpose (d)

To preserve the setting and special character of historic towns

The findings of the purpose (d) assessment are presented in Table 4. The majority (21) of the parcels do not meet this purpose, as they make no contribution to preserving the setting of a historic town nor do they contribute to the special character of a historic town. Two parcels perform weakly, whilst three parcels perform strongly against this purpose.

Table 4 Purpose (d) summary of scores

Purpose (d) score	Number of parcels	Parcels				
5	3	P8	P23	P24		
3	0					
1	2	P7	P21			
0	21	P1	P6	P13	P18	P26
		P2	P8	P14	P19	
		P3	P10	P15	P20	
		P4	P11	P16	P22	
		P5	P12	P17	P25	

2.6 Purpose (e)

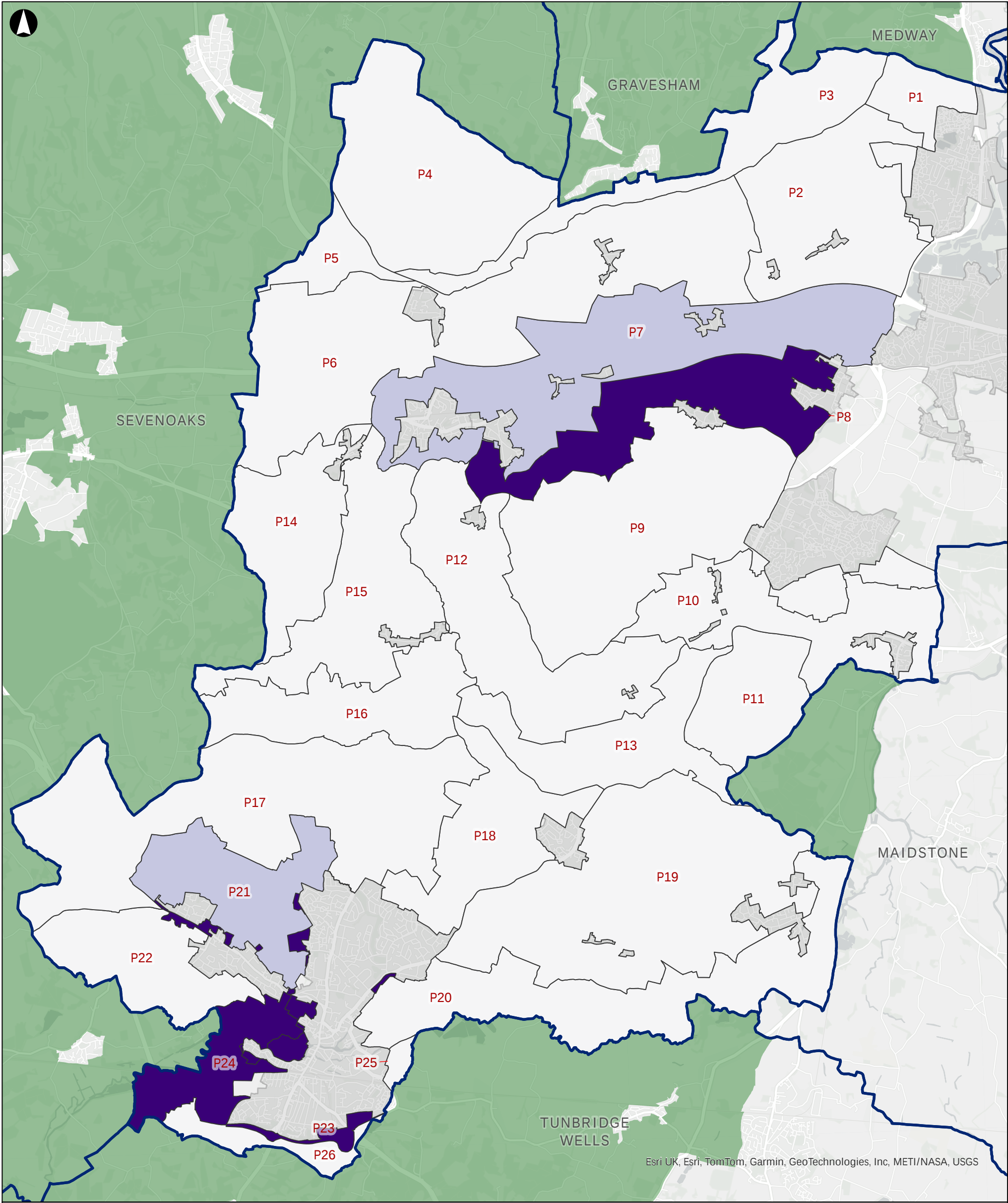
To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

As set out in section 4.2.5 of the Methodology Report, purpose (e) was assessed at the whole district level due to the inability to differentiate how each individual parcel contributes to this purpose. On the basis of the analysis presented in the Methodology Report, the whole district was assigned a score of '1' or 'weak' performance against this purpose. This value was assumed for all constituent parcels within the district.

The findings of the purpose (e) assessment are presented in Table 5.

Table 5 Purpose (e) summary of scores

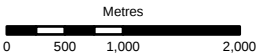
Purpose (e) Score	Number of parcels	Parcels				
5	0	n/a				
3	0	n/a				
1	26	P1	P6	P11	P16	P21
		P2	P7	P12	P17	P22
		P3	P8	P13	P18	P23
		P4	P9	P14	P19	P24
		P5	P10	P15	P20	P25
						P26
0	0	n/a				



Stage 1 Parcel Performance
against Purpose (d)

- 5
- 3
- 1
- 0

- Local Authority Boundaries
- Neighbouring Green Belt
- Settlements



--	Aug 2025	WJ	JH	KK	--
Rev	Date	By	Chkd	Appd	Authd

ARUP

13 Fitzroy Street
London W1T 4BQ
Tel +44 20 7636 1531
www.arup.com

Client

Tonbridge & Malling Borough
Council

Project Name

Tonbridge & Malling Green Belt
Assessment

Coordinate System: British National Grid

Drawing Title

Figure 5 Purpose (d) scores

Scale at A3

1:65,000

Role

--

Suitability

--

Project Number

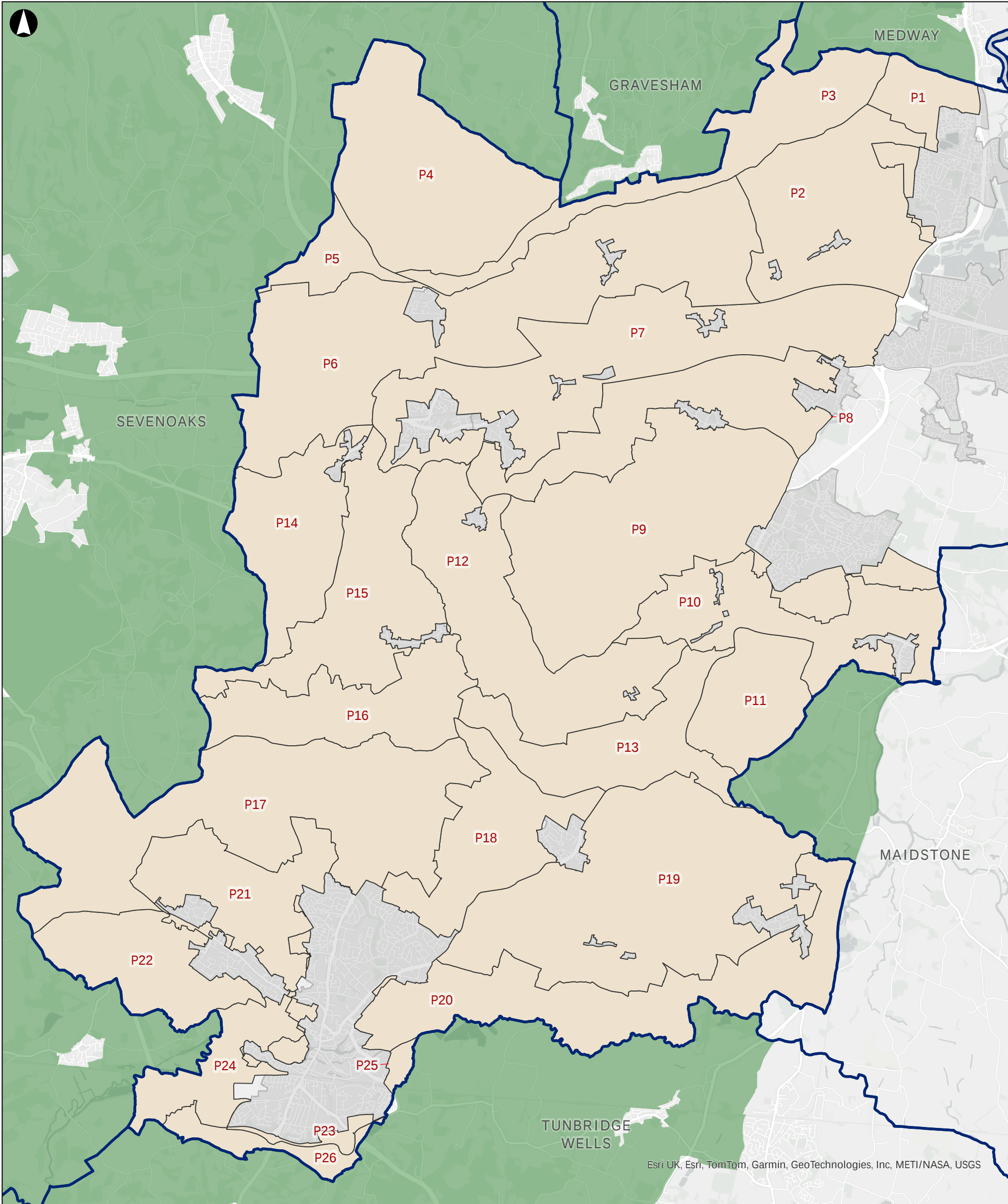
--

Drawing Name

--

Rev

--



Stage 1 Parcel Performance
against Purpose (e)

- 5
- 4
- 3
- 2
- 1
- 0

- Local Authority Boundaries
- Neighbouring Green Belt
- Settlements

Metres
0 500 1,000 2,000

--	Aug 2025	WJ	JH	KK	--
Rev	Date	By	Chkd	Appd	Authd

ARUP

13 Fitzroy Street
London W1T 4BQ
Tel +44 20 7636 1531
www.arup.com

Client

Tonbridge & Malling Borough
Council

Project Name

Tonbridge & Malling Green Belt
Assessment

Coordinate System: British National Grid

Drawing Title

Figure 6 Purpose (e) scores

Scale at A3

1:65,000

Role

--

Suitability

--

Project Number

--

Drawing Name

--

Rev

--

2.7 Summary of purpose scores

Table 6 presents the summary scores for the parcels.

Table 6 Summary of assessment findings

Parcel	Purpose (a)	Purpose (b)	Purpose (c)	Purpose (d)	Purpose (e)
P1	0	3	3	0	1
P2	0	5	4	0	1
P3	0	0	5	0	1
P4	0	0	4	0	1
P5	0	0	3	0	1
P6	0	3	3	0	1
P7	0	5	3	1	1
P8	0	5	4	5	1
P9	0	5	3	0	1
P10	0	3	3	0	1
P11	0	3	5	0	1
P12	0	5	4	0	1
P13	0	5	4	0	1
P14	0	5	2	0	1
P15	0	5	5	0	1
P16	0	3	4	0	1
P17	0	5	3	0	1
P18	0	5	3	0	1
P19	0	5	3	0	1
P20	0	5	5	0	1
P21	0	3	3	1	1
P22	0	3	3	0	1
P23	0	0	2	5	1
P24	0	3	3	5	1
P25	0	0	3	0	1
P26	0	3	3	0	1

3. Fundamentally important areas

3.1 Scope

This section identifies broad areas of ‘fundamental importance’ within the Green Belt in Tonbridge and Malling. This analysis is intended to provide evidence for the Council to underpin any future ‘fundamentally undermine’ test (NPPF paragraph 146) that will need to be set out as part of an exceptional circumstances case when reviewing Green Belt boundaries. Broad areas of ‘fundamental importance’ are those which perform a strategically important role against the Green Belt purposes within the context of the wider Green Belt across the plan area and are therefore considered the most sensitive to change. It should be noted that these broad areas do not necessarily align with Stage 1 assessment parcel boundaries.

3.2 Analysis

The analysis looks to identify areas of Green Belt within Tonbridge and Malling that is considered to be of fundamental importance to the District with regards to all NPPF purposes- (a) – (e).

The performance of the Green Belt against purpose (e) has been assessed for the Green Belt in Sevenoaks as a whole. All the Green Belt has been deemed to contribute equally weakly to purpose (e) and there can be no differentiation between areas in considering fundamental importance. On this basis, no areas are considered to be of fundamental importance in respect of purpose (e).

For purpose (c), while it is possible to provisionally identify areas of fundamental importance for their contribution to this purpose (maintaining openness and preventing encroachment within the countryside), there is a caveat that it is currently unknown exactly where the pressures from development on the Green Belt will occur. As such, the performance of the Green Belt against purpose (c) should be revisited as part of the ‘fundamentally undermine’ test once the Council’s spatial strategy has been formulated and the scale and location for future planned development is known.

A number of broad areas of fundamental importance have been identified, where future growth should be considered carefully to ensure that it does not fundamentally undermine the purposes of the Green Belt taken together across the plan area. These areas and the rationale for their identification are identified in Table 7 and illustrated in Figure 7.

3.3 Next steps on ‘Fundamentally Undermine’

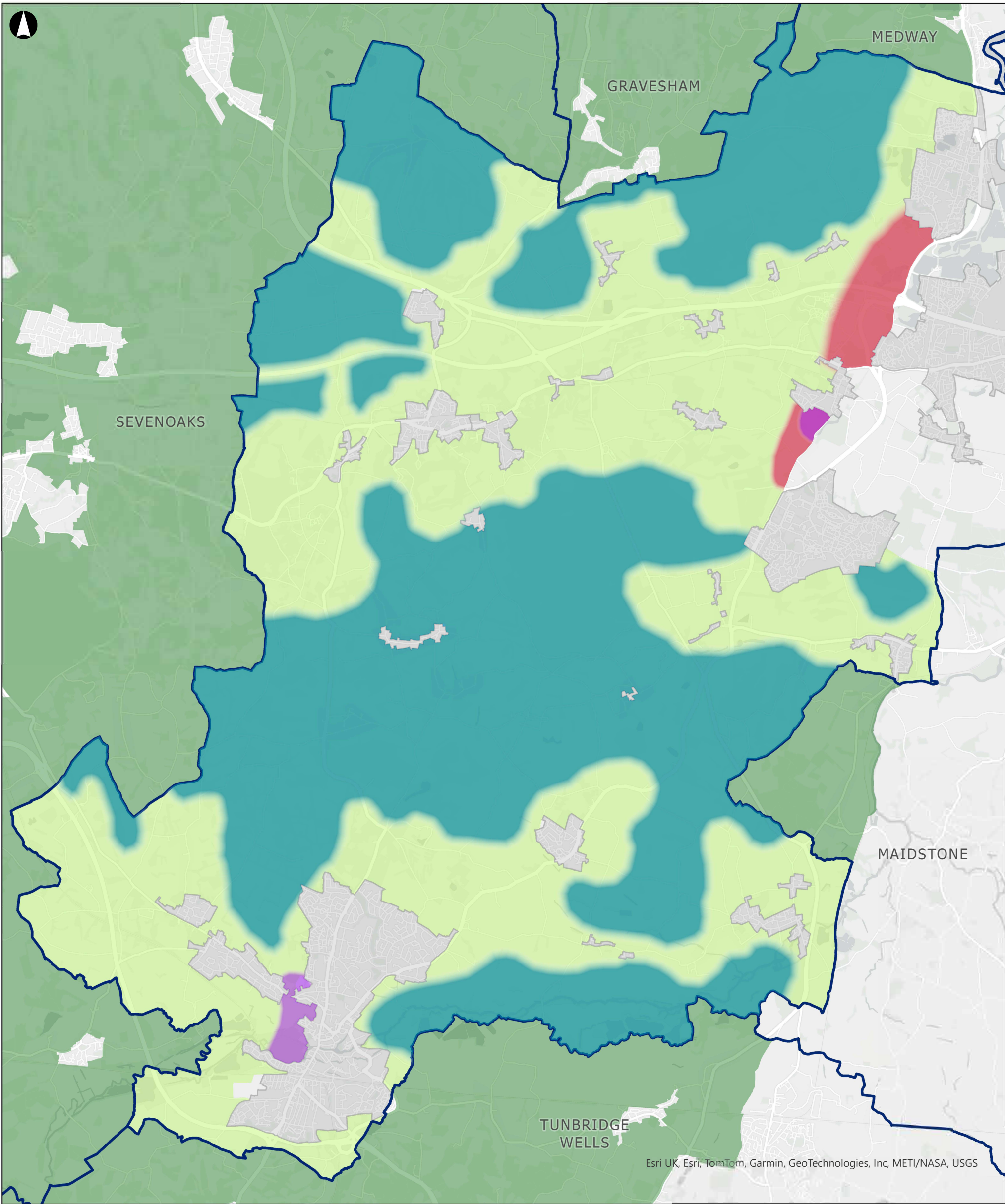
The broad areas identified above should be considered carefully by the Council when reviewing their proposed combination of sites for release and establishing whether they would fundamentally undermine the purposes (taken together) of the remaining Green Belt. Identification of an area of fundamental importance does not necessarily mean that these areas cannot accommodate any development at all. It will be for the LPA to undertake a balanced judgement on this point based on the scale and location of the proposed land for release.

As noted above, once the Council has formulated a spatial strategy, it can use this to revisit any areas of fundamental importance against purpose (c). That revisiting will identify areas of likely development pressure on the edges of the Green Belt, cross-referencing them against those areas identified in this Assessment as of fundamental importance to maintaining openness and preventing encroachment on the countryside.

As ascertained from a review of recent planning appeals (see Appendix A.1 of the Methodology Report), the proportional loss of Green Belt should also be considered in relation to the totality of the Green Belt within a local authority. The smaller the proportional loss, the less likely that loss would be to fundamentally undermine the purposes (taken together) of the remaining Green Belt.

Table 7 Broad areas of Fundamental Importance

Area	Purpose contribution	Explanation
The gap between the towns of Snodland, the Medway Gap Urban Area, and West Malling	Contribution to purpose (b), preventing the neighbouring towns of Snodland, the Medway Gap Urban Area, and West Malling from merging	This area of Green Belt may be deemed of fundamental importance to the wider Green Belt as it prevents the physical and perceptual merging of these towns. This is the larger of two such fundamentally important areas in the Tonbridge and Malling Green Belt in terms of contribution to purpose (b), although is still relatively small in extent compared to the Borough's Green Belt as a whole.
The gap between the towns of West Malling and Kings Hill	Contribution to purpose (b), preventing the neighbouring towns of West Malling and Kings Hill from merging	This area of Green Belt may be deemed of fundamental importance to the wider Green Belt as it prevents the physical and perceptual merging of these towns. This is the smaller of two such fundamentally important areas in the Tonbridge and Malling Green Belt in terms of contribution to purpose (b).
The north-west of the Green Belt, split by the M20, M26 and Fen Pond Road corridors	Contribution to purpose (c), safeguarding the countryside from encroachment	This is the first of four areas of the Tonbridge and Malling Green Belt considered of fundamental importance in terms of contribution to purpose (c). While there are many pockets of land across the Green Belt at a more granular level that make an important contribution to this purpose, these areas comprise extensive tracts of countryside free from encroachment at a much larger scale.
North-east of the Green Belt west of Trottiscliffe and west of Snodland	Contribution to purpose (c), safeguarding the countryside from encroachment	This is the second of four areas of the Tonbridge and Malling Green Belt considered of fundamental importance in terms of contribution to purpose (c). While there are many pockets of land across the Green Belt at a more granular level that make an important contribution to this purpose, these areas comprise extensive tracts of countryside free from encroachment at a much larger scale.
Central band of the Green Belt north of Tonbridge and Hadlow, south of Borough Green and Kings Hill	Contribution to purpose (c), safeguarding the countryside from encroachment	This is the third of four areas of the Tonbridge and Malling Green Belt considered of fundamental importance in terms of contribution to purpose (c). While there are many pockets of land across the Green Belt at a more granular level that make an important contribution to this purpose, these areas comprise extensive tracts of countryside free from encroachment at a much larger scale.
Medway Valley east of Tonbridge and south of East Peckham	Contribution to purpose (c), safeguarding the countryside from encroachment	This is the fourth of four areas of the Tonbridge and Malling Green Belt considered of fundamental importance in terms of contribution to purpose (c). While there are many pockets of land across the Green Belt at a more granular level that make an important contribution to this purpose, these areas comprise extensive tracts of countryside free from encroachment at a much larger scale.
The area west of Tonbridge and east of Hilden Park	Contribution to purpose (d), ensuring the setting and special character of the historic town of Tonbridge is preserved.	There are visual, physical and experiential connections between this area of Green Belt and the historic core of Tonbridge. The area is therefore of fundamental importance in preserving the setting and special character of Tonbridge.
The area to the south of West Malling	Contribution to purpose (d), ensuring the setting and special character of the historic town of West Malling is preserved.	There are visual, physical and experiential connections between this area of Green Belt and the historic core of West Malling; the historic core is unusual in that it extends beyond the settlement boundary of West Malling itself to cover heritage assets along St Leonard's Street within the Green Belt itself. The area is therefore of fundamental importance in preserving the setting and special character of West Malling, including St Leonard's Street.



Broad Areas of Fundamentally Important Green Belt

Reason

- Purpose (a)
- Purpose (b)
- Purpose (c)
- Purpose (d)

- Local Authority Boundaries
- Tonbridge & Malling Green Belt
- Neighbouring Green Belt
- Settlements

Metres
0 500 1,000 2,000

--	Aug 2025	WJ	JH	KK	--
Rev	Date	By	Chkd	Appd	Authd

ARUP

13 Fitzroy Street
London W1T 4BQ
Tel: +44 20 7636 1531
www.arup.com

Client

Tonbridge & Malling Borough Council

Project Name

Tonbridge & Malling Green Belt Assessment

Coordinate System: British National Grid

Drawing Title

Figure 7 Fundamentally Important Areas

Scale at A3

1:65,000

Role

Stability

Project Number

Drawing Name

Rev

--

4. Conclusions

This study has examined the performance of the Green Belt in Tonbridge and Malling against the Green Belt purposes, as set out in the NPPF (2024). The assessment considered the entirety of the Green Belt, subdivided into 26 parcels.

It is notable, that more than 50 years since the current extent of the Green Belt was established in the district, that it continues to play a role in preventing the outward sprawl of built-up areas. It is also crucial for maintaining the Borough's settlement pattern, ensuring the continued separation between towns and providing the setting and/or contributing to the special character of historic towns. The Green Belt also continues to assist in safeguarding the countryside from encroachment across the District.

This study has demonstrated that the majority of Green Belt parcels (18 out of 26 parcels, 69%) continue to perform strongly against one or more of the NPPF purposes. The remainder of the parcels perform moderately against one or more of the NPPF purposes.

The study also provided analysis to support any future efforts by the Council to conduct a 'fundamentally undermine' test when reviewing their Green Belt boundaries. It presented an assessment that looked across the Tonbridge and Malling Green Belt to identify broad areas that were of 'fundamental importance' against each purpose of the Green Belt.

Eight areas were identified that should be considered by the Borough Council when reviewing any proposed combination of Green Belt sites for release and establishing whether they would fundamentally undermine the purposes of the remaining Green Belt across the plan area. Identification of broad areas of fundamental importance may not, however, mean that these areas cannot accommodate some development. It will be for the Borough Council to undertake a balanced judgement based on the scale, proportion and location of the proposed Green Belt land for release.

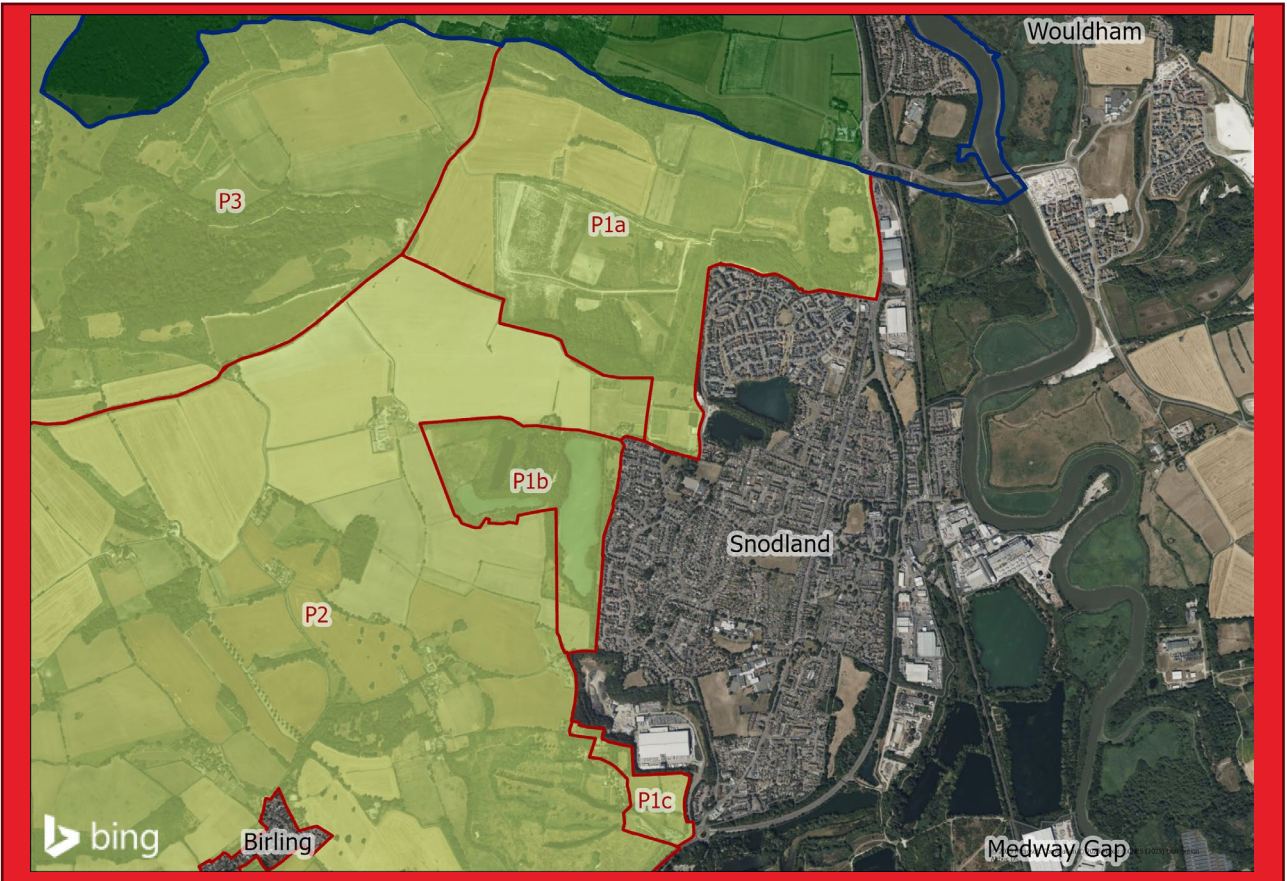
The outputs of this study are intended to assist the Council with its plan making and development of its spatial strategy. The analysis is not intended to be used to identify grey belt land as it is not sufficiently granular to do so, as required by the Green Belt PPG. Provisional grey belt identification for more spatially refined areas is separately considered as part of the Stage 2 GBA.

Appendix A:

Stage 1 Parcel Assessment Proformas

Parcel: P1

Green Belt Parcel No.	P1	
Area (ha)	205 (across three sub-parcels) P1a: 158.7ha P1b: 37.4ha P1c: 8.8ha	



Description	The parcel is split by the town of Snodland into three sub-parcels, labelled north to south for the purposes of this assessment as 1a, 1b and 1c. Where a statement applies only to one of these sub-parcels, this is stated in the assessment. The northern boundary of 1a is the Borough boundary with Medway Unitary Authority. The eastern boundary of the parcel comprises the town of Snodland and the A228 road to its north. The southern boundary of 1c comprises the A228 and open countryside between Snodland and the Medway Gap urban area. The western boundary of the parcel comprises low-lying open countryside between Snodland and Birling, but the northwestern edge touches the escarpment of the Kent Downs. The land within the parcel is generally open and low-lying, sloping gently westward up from the edge of Snodland. It contains some lakes and watercourses but no ancient woodland.
-------------	---

Purpose (a) assessment

Purpose (a) assessment: To check the unrestricted sprawl of large built-up areas <i>Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another defensible boundary</i>	
Assessment	Score
The parcel is not at the edge of a large built-up area, in physical or perceptual terms, and does not meet purpose (a) (scored 0/1/2/3/4/5)	0

Purpose (b) assessment

Purpose (b) assessment: To prevent neighbouring towns merging into one another <i>Restricts development that would result in merging of or significant erosion of the gap between neighbouring towns.</i>	
Assessment	Score
Sub-parcels 1a and 1b do not form part of a gap between neighbouring towns. Sub-parcel 1c forms a small part of a gap between Snodland and the Medway Gap urban area, where there is scope for some development without visually or physically reducing the perceived or actual distance between the towns (scored 0/1/3/5)	3

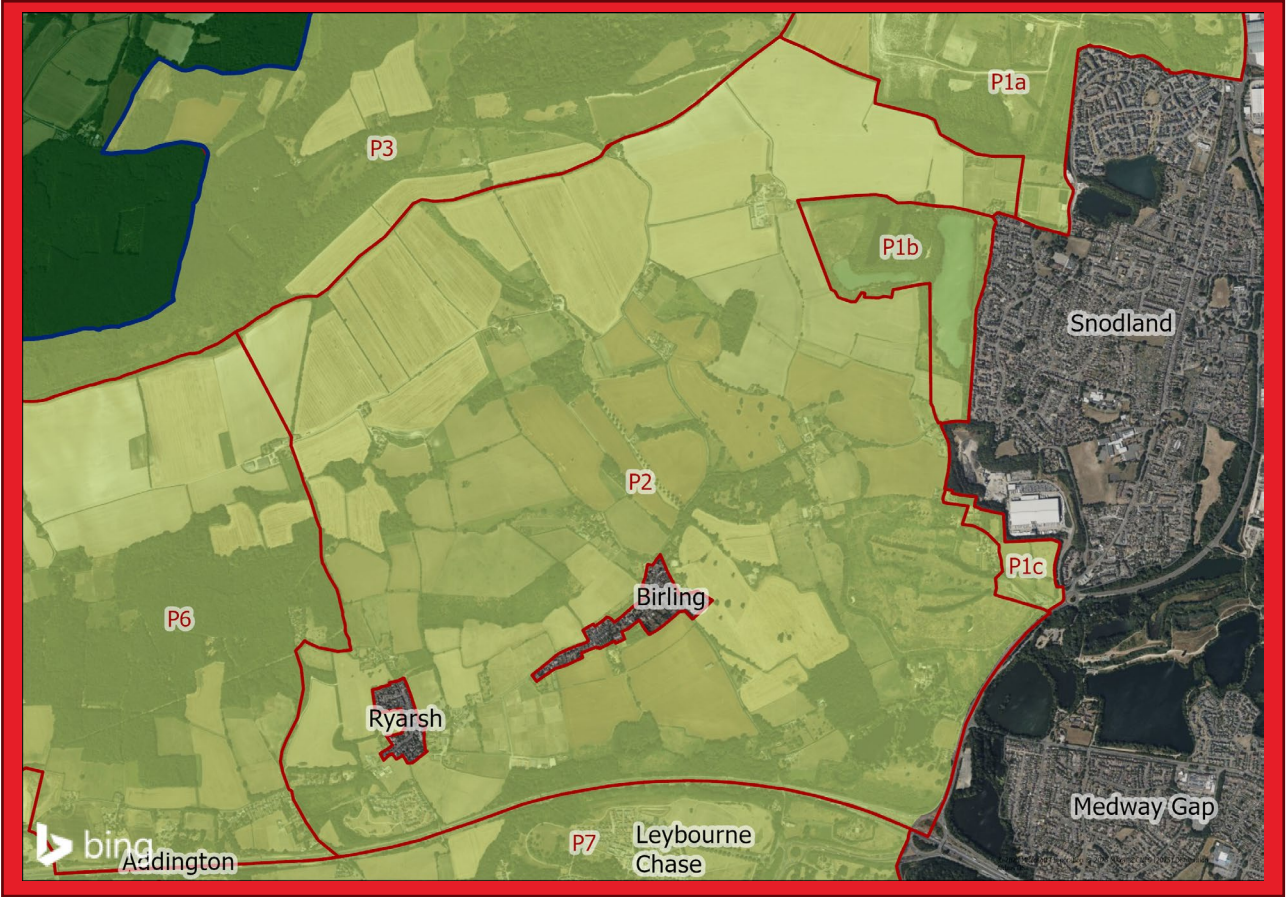
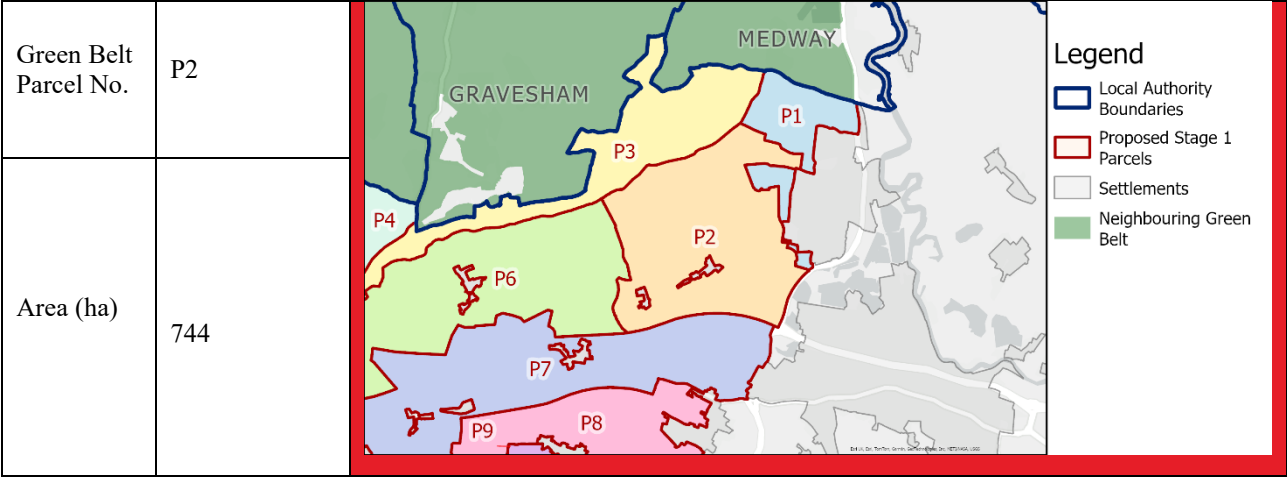
Purpose (c) assessment

Purpose (c) assessment: To assist in safeguarding the countryside from encroachment <i>Protects the openness of the countryside and is least covered by development.</i>	
Assessment	Score
Overall, the parcel has a largely rural character. The northern part of 1a is undeveloped, comprising open countryside and includes a cemetery, football club, bike track, community centre and play area to the south. 1b has no development, comprising fishing lakes and woodland. 1c has dispersed development, comprising large houses in the countryside and a veterinary centre. As the built-up area of Snodland directly adjoins the entire parcel, it generates urbanising influences across all sub-parcels, particularly to the east and south. There are extensive views into the parcel and into Snodland to its east from the elevated ridgeline of the Kent Downs to the west and northwest. (scored 0/1/2/3/4/5)	3

Purpose (d) assessment

Purpose (d) assessment: To preserve the setting and special character of historic towns <i>Protects land which maintains the setting of a historic town and/or makes a contribution to the special character of a historic town.</i>	
Assessment	Score
The parcel does not form part of the setting of a historic town and makes no contribution to the special character of a historic town (scored 0/1/3/5)	0

Parcel: P2



Description	The parcel is located west of Snodland and encompasses the villages of Birling and Ryarsh. It is bounded to the north by the higher land of the Kent Downs, to the east by open land near Snodland, and to the south-east by the boundary of the Green Belt at the edge of the Medway Gap urban area. Its southern boundary is formed by the M20 motorway, and it is bounded to the west by open countryside and woodland north of Addington, with country lanes used as the boundary.
-------------	--

Purpose (a) assessment

Purpose (a) assessment: To check the unrestricted sprawl of large built-up areas <i>Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another defensible boundary</i>	
Assessment	Score
The parcel is not at the edge of a large built-up area, in physical or perceptual terms, and does not meet purpose (a) (scored 0/1/2/3/4/5)	0

Purpose (b) assessment

Purpose (b) assessment: To prevent neighbouring towns merging into one another <i>Restricts development that would result in merging of or significant erosion of the gap between neighbouring towns.</i>	
Assessment	Score
The parcel forms a small part of the gap between the towns of Snodland and West Malling but a substantial part of the gap between Snodland and the Medway Gap urban area. It is judged that the full development of the eastern half of the parcel would significantly visually or physically reduce the perceived or actual distance between Snodland and the Medway Gap urban area (scored 0/1/3/5)	5

Purpose (c) assessment

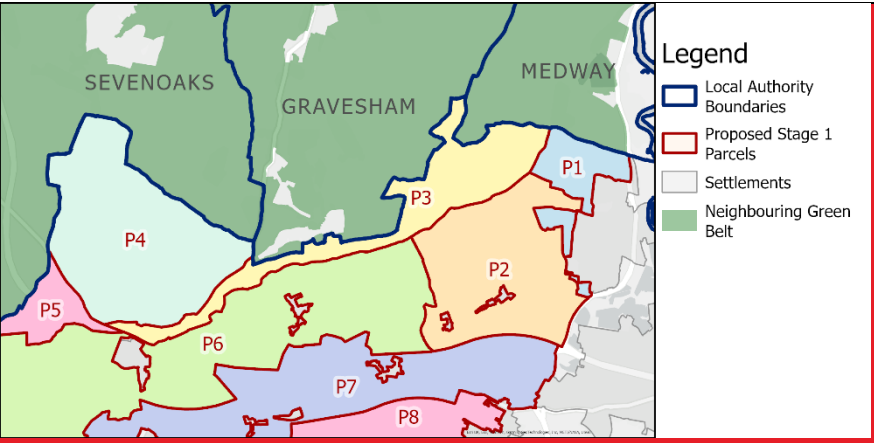
Purpose (c) assessment: To assist in safeguarding the countryside from encroachment <i>Protects the openness of the countryside and is least covered by development.</i>	
Assessment	Score
The parcel possesses a strongly rural character. It contains the villages of Ryarsh and Birling, both of which are small and rural in character and so neither significantly impact physically or perceptually on the openness of the surrounding countryside. The remainder of the parcel comprises almost entirely open countryside, with small, scattered pockets of ancient woodland; but the parcel scores 4 rather than 5 on this criterion because there are areas of washed-over development fairly consistently across the parcel except for its north-west. These include along The Street to the south-west of Ryarsh, housing at the former Ryarsh quarry, an industrial estate south west of Birling, scattered development north-west of M20 Junction 4, development along Legge Lane and Stangate Road, and the tiny hamlet of Paddlesworth, but none of these are large. The M20 and the A228 as southern boundaries also provide urbanising influences. The parcel is largely flat, with a gentle rise to the Kent Downs to the north; there are long views across the parcel from the ridgeline to the north (scored 0/1/2/3/4/5)	4

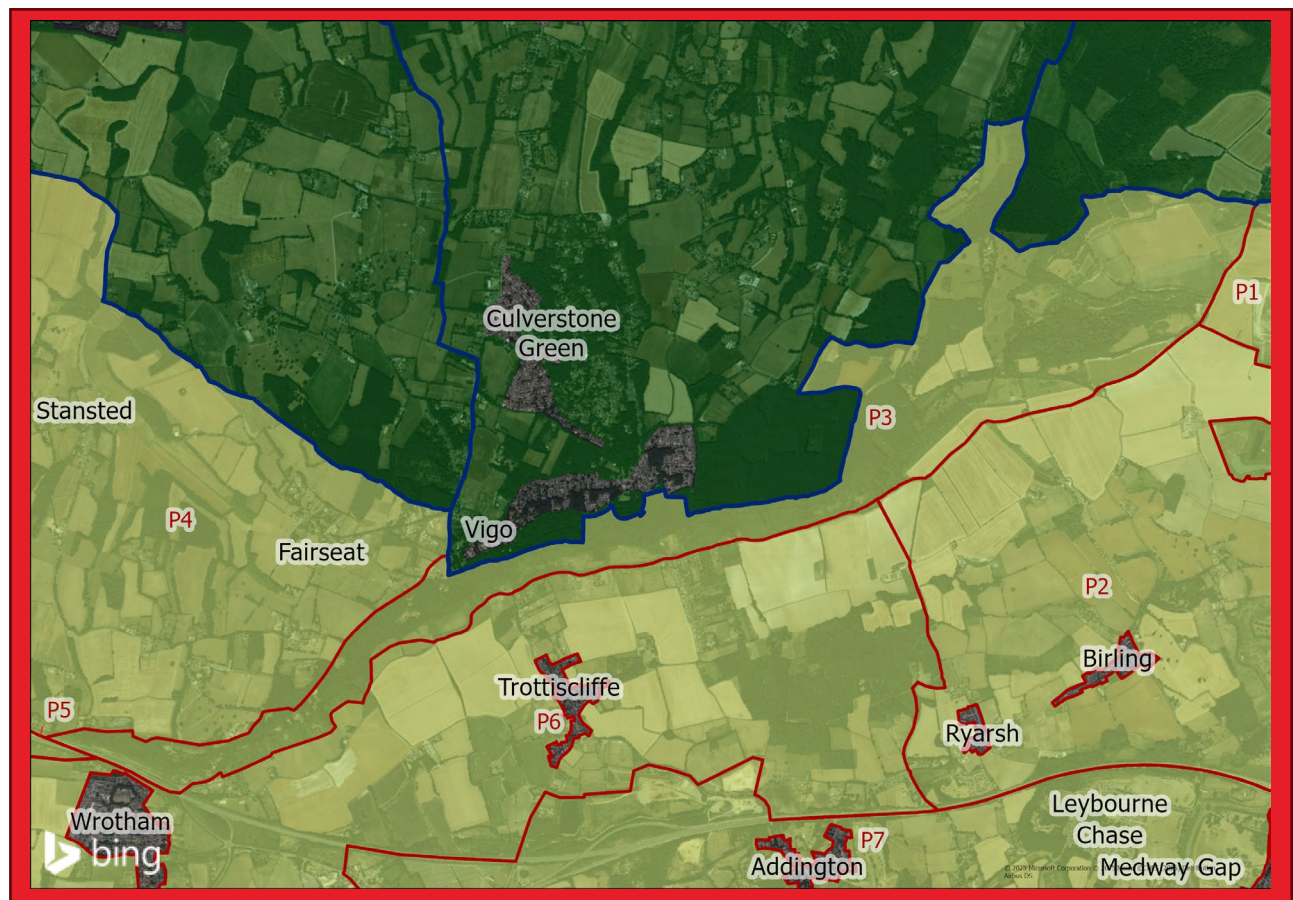
Purpose (d) assessment

Purpose (d) assessment: To preserve the setting and special character of historic towns <i>Protects land which maintains the setting of a historic town and/or makes a contribution to the special character of a historic town.</i>	
Assessment	Score

The parcel does not form part of the setting of a historic town and makes no contribution to the special character of a historic town (scored 0/1/3/5)	0
---	----------

Parcel: P3

Green Belt Parcel No.	P3	
Area (ha)	533	



Description	The parcel extends along the ridgeline of the North Downs hills. It is bordered to the north by the Borough boundaries with Gravesham Borough and Medway Unitary Authority, to the east by open countryside north of Snodland, to the south by open countryside north of the M20 motorway around the villages of Trottiscliffe, Ryarsh and Birling, to the west by the M20 and A20 corridor just north of Wrotham, and to the north-west by the North Downs around Fairseat and Wrotham Hill Park.
-------------	---

Purpose (a) assessment

Purpose (a) assessment: To check the unrestricted sprawl of large built-up areas <i>Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another defensible boundary</i>	
Assessment	Score
The parcel is not at the edge of a large built-up area, in physical or perceptual terms, and does not meet purpose (a) (scored 0/1/2/3/4/5)	0

Purpose (b) assessment

Purpose (b) assessment: To prevent neighbouring towns merging into one another <i>Restricts development that would result in merging of or significant erosion of the gap between neighbouring towns.</i>	
Assessment	Score
The parcel does not form part of a gap between neighbouring towns (scored 0/1/3/5)	0

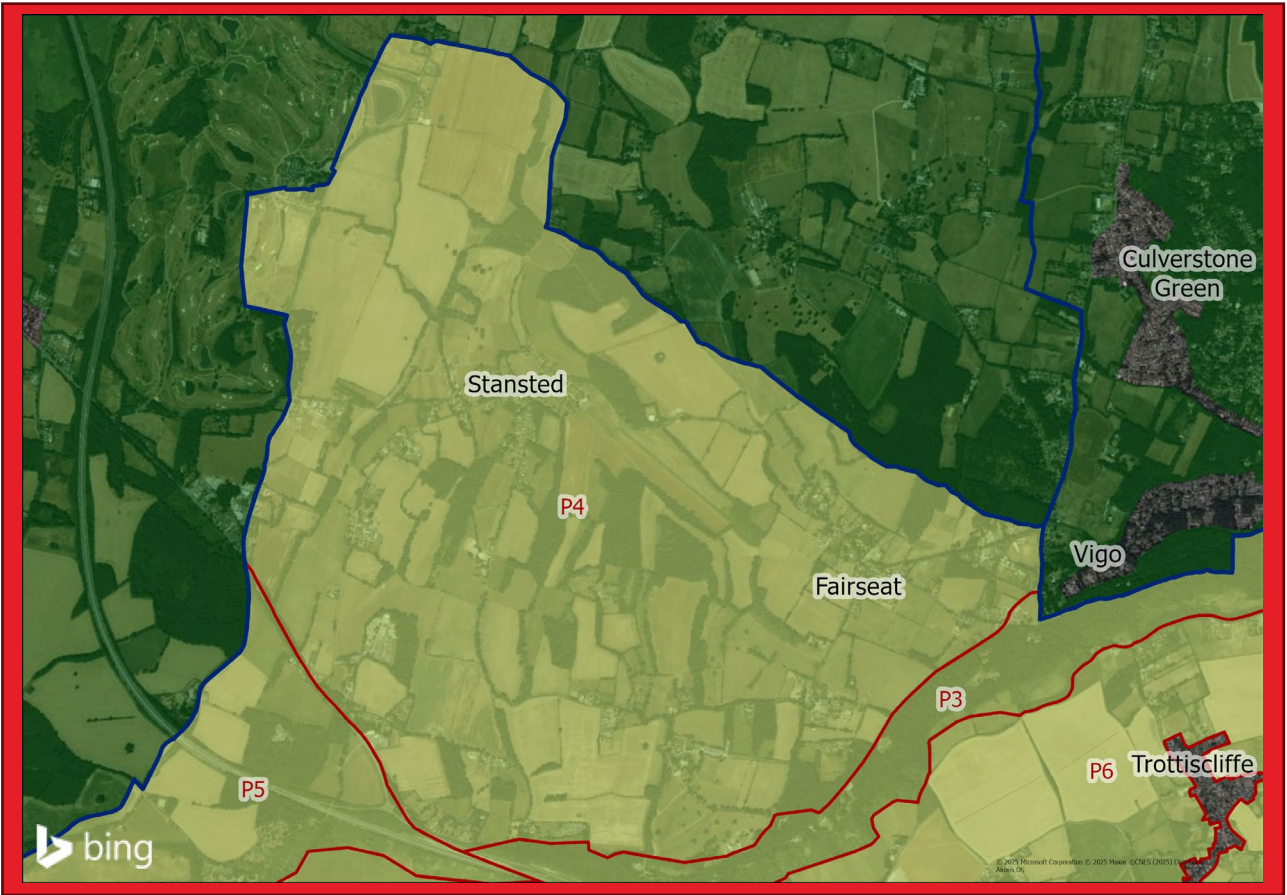
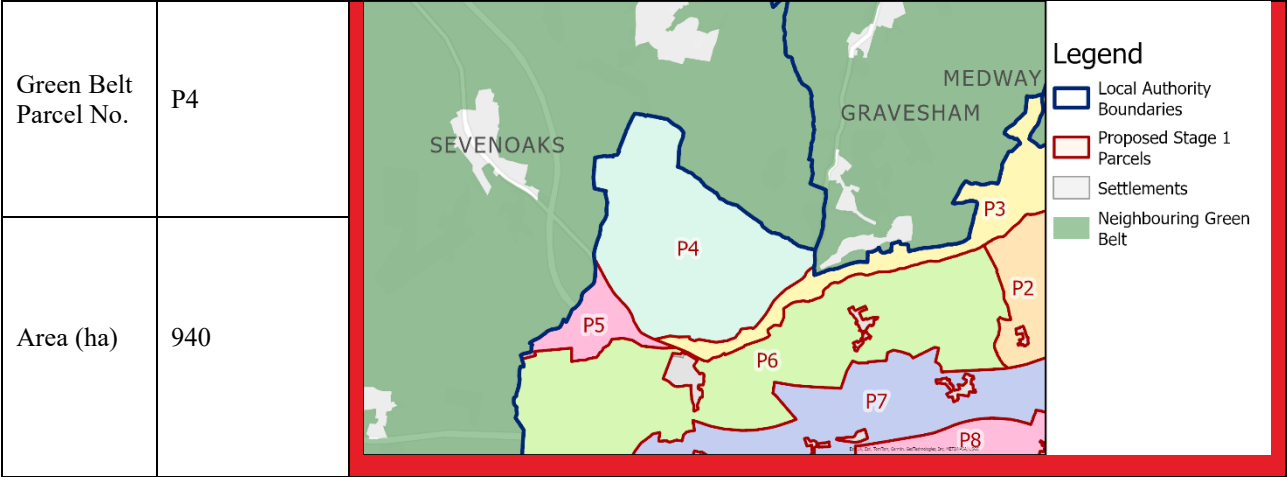
Purpose (c) assessment

Purpose (c) assessment: To assist in safeguarding the countryside from encroachment <i>Protects the openness of the countryside and is least covered by development.</i>	
Assessment	Score
The parcel possesses a strongly unspoilt rural character. It contains almost no development and features extensive ancient woodland along its length. The only nearby development is Vigo Village just across the boundary with Gravesham to the north. While the western boundary with the M20 provides an urbanising influence, this is short and well-isolated from the rest of the parcel. The parcel's western extent is a steep escarpment forming the edge of the Kent Downs, but the parcel then widens out its eastern half to include undulating land along the top of the escarpment as well as the slope itself. As the whole parcel forms elevated land, it is highly visible from the lower land to the south, and equally itself has long-range views to the south. (scored 0/1/2/3/4/5)	5

Purpose (d) assessment

Purpose (d) assessment: To preserve the setting and special character of historic towns <i>Protects land which maintains the setting of a historic town and/or makes a contribution to the special character of a historic town.</i>	
Assessment	Score
The parcel does not form part of the setting of a historic town and makes no contribution to the special character of any historic town (scored 0/1/3/5)	0

Parcel: P4



Description	The parcel comprises undulating land in the Kent Downs. It is bordered to the north and west by the Borough boundary with Sevenoaks District near the villages of West Kingsdown and New Ash Green, to the south by the A20 and M20 corridor and the Downs southern escarpment, and to the east by countryside in Gravesham Borough close to Vigo Village.
-------------	--

Purpose (a) assessment

Purpose (a) assessment: To check the unrestricted sprawl of large built-up areas <i>Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another defensible boundary</i>	
Assessment	Score
The parcel is not at the edge of a large built-up area, in physical or perceptual terms, and does not meet purpose (a) (scored 0/1/2/3/4/5)	0

Purpose (b) assessment

Purpose (b) assessment: To prevent neighbouring towns merging into one another <i>Restricts development that would result in merging of or significant erosion of the gap between neighbouring towns.</i>	
Assessment	Score
The parcel does not form part of a gap between neighbouring towns (scored 0/1/3/5)	0

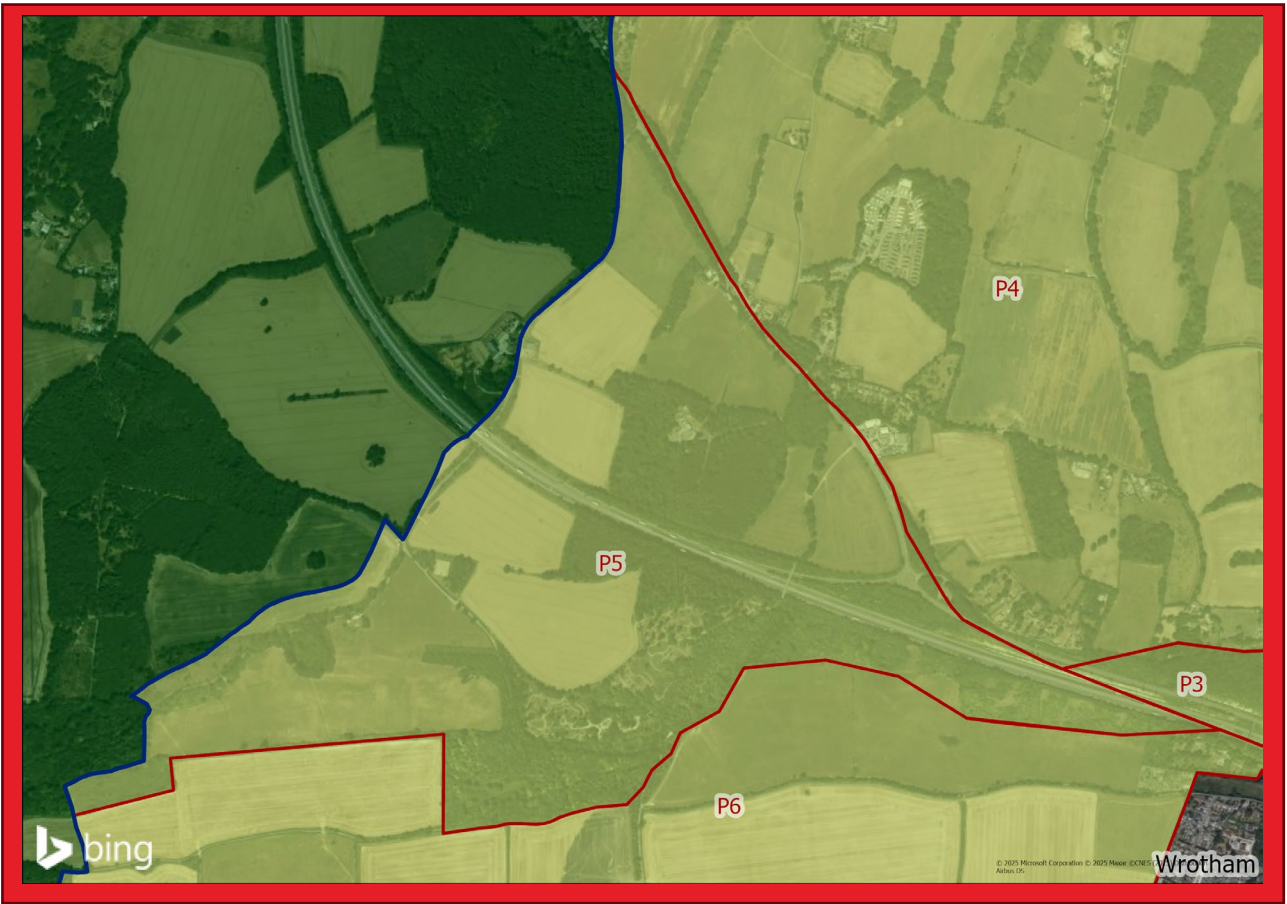
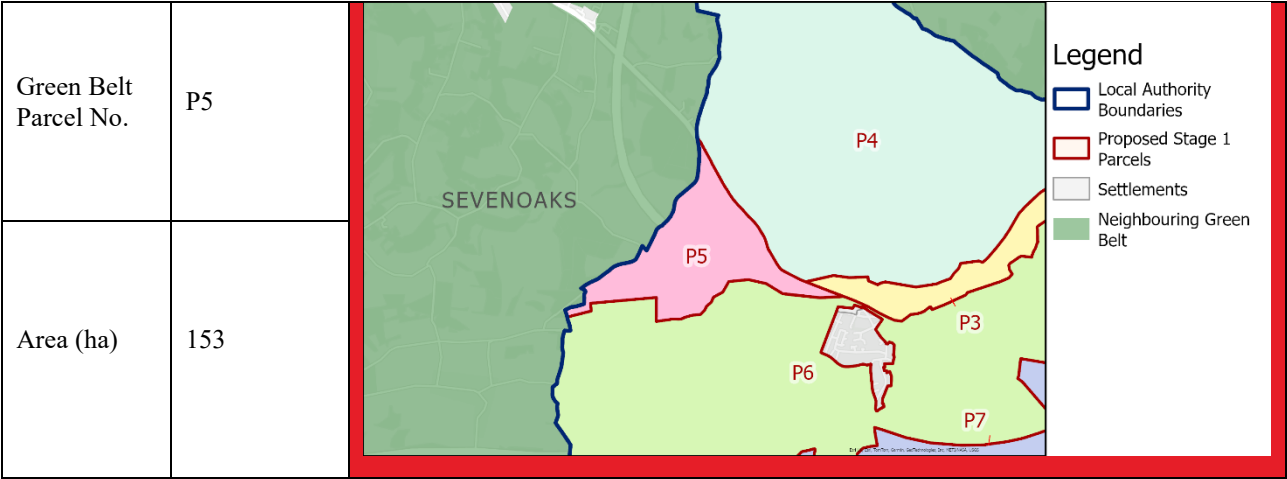
Purpose (c) assessment

Purpose (c) assessment: To assist in safeguarding the countryside from encroachment <i>Protects the openness of the countryside and is least covered by development.</i>	
Assessment	Score
The parcel possesses a strongly rural character. It contains two hamlets- Stansted and Fairseat, and limited other scattered development washed over by the Green Belt, including along Plaxdale Green Road, Hatham Green Lane, Labour-in-Vain Road, and in and around Wrotham Hill Park. The London Golf Club to the west brings a further urbanising influence. However, the undulating downland forming the rural parts of the parcel, which slopes down gently to the north, mainly comprises open countryside but with extensive scattered parcels of ancient woodland and country lanes breaking up the open fields. This provides extensive areas of rural character alongside the urbanising influences, particularly in the north and centre of the parcel. The main views are out of the Borough to the north; equally, the elevated land is visible from outside the Borough to the north (scored 0/1/2/3/4/5)	4

Purpose (d) assessment

Purpose (d) assessment: To preserve the setting and special character of historic towns <i>Protects land which maintains the setting of a historic town and/or makes a contribution to the special character of a historic town.</i>	
Assessment	Score
The parcel does not form part of the setting of a historic town and makes no contribution to the special character of a historic town (scored 0/1/3/5)	0

Parcel: P5



Description	The parcel is located to the north-east of Wrotham and encompasses mainly elevated open countryside and ancient woodland. The M20 runs through the middle of the parcel from the north-west to the south-east boundary. The north-west boundary generally follows Terry’s Lodge Road. The parcel is bounded to the north-east and east by London Road and a small section of the A20 road and M20 motorway. It is bordered to the south by open countryside west of Wrotham.
-------------	--

Purpose (a) assessment

Purpose (a) assessment: To check the unrestricted sprawl of large built-up areas <i>Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another defensible boundary</i>	
Assessment	Score
The parcel is not at the edge of a large built-up area, in physical or perceptual terms, and does not meet purpose (a) (scored 0/1/2/3/4/5).	0

Purpose (b) assessment

Purpose (b) assessment: To prevent neighbouring towns merging into one another <i>Restricts development that would result in merging of or significant erosion of the gap between neighbouring towns.</i>	
Assessment	Score
The parcel does not form part of a gap between neighbouring towns (scored 0/1/3/5)	0

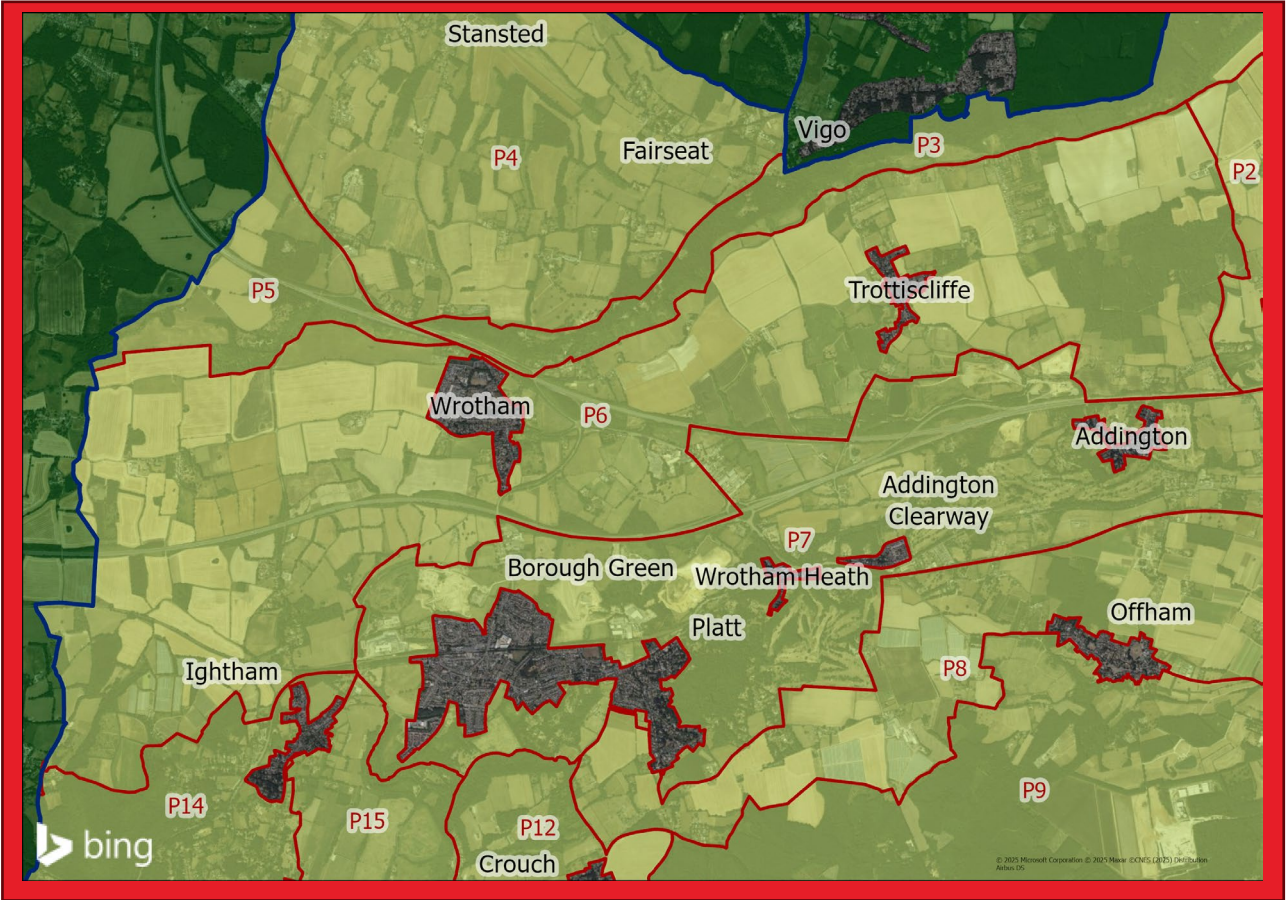
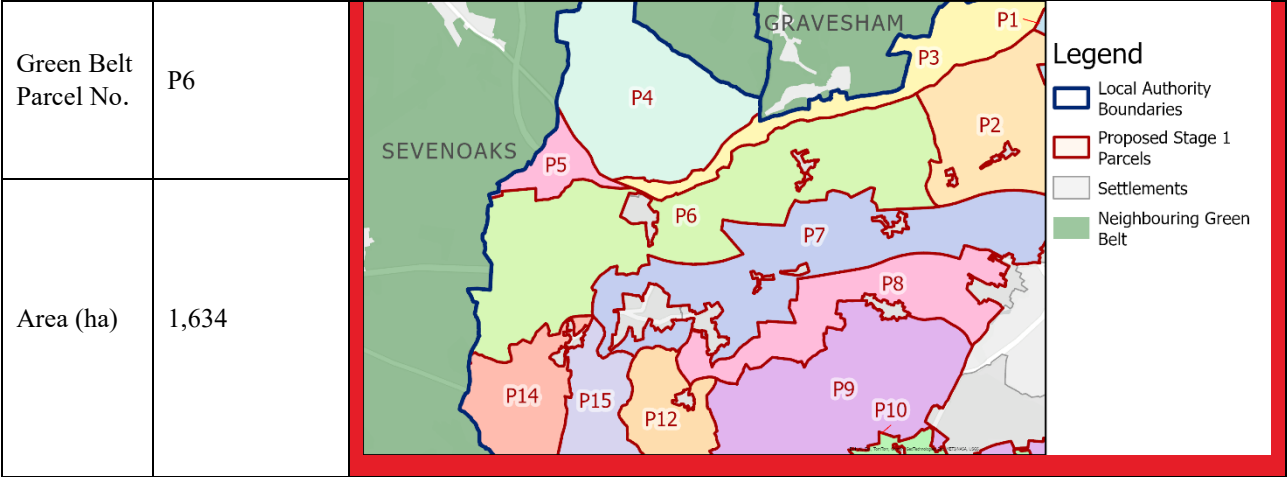
Purpose (c) assessment

Purpose (c) assessment: To assist in safeguarding the countryside from encroachment <i>Protects the openness of the countryside and is least covered by development.</i>	
Assessment	Score
Overall, the parcel possesses a largely rural character. The parcel is bisected by the M20 motorway as it rises along the escarpment of the Kent Downs from the north-west of the parcel to the south-east, which encroaches on the countryside, forming an urbanising influence. The remainder of the parcel comprises areas of open countryside and pockets of ancient woodland, both more rural in character. There is a small amount of washed-over development located alongside London Road and Terry's Lodge Road, comprising housing and agricultural buildings. Wrotham Transmitting Station is also located within the parcel, surrounded by ancient woodland. The parcel comprises undulating hills throughout, and its elevated position gives it views across countryside to the south, as well as it being visible from the south (scored 0/1/2/3/4/5)	3

Purpose (d) assessment

Purpose (d) assessment: To preserve the setting and special character of historic towns <i>Protects land which maintains the setting of a historic town and/or makes a contribution to the special character of a historic town.</i>	
Assessment	Score
The parcel does not form part of the setting of a historic town and makes no contribution to the special character of a historic town (scored 0/1/3/5)	0

Parcel: P6



Description	The parcel is located north of Ightham, Borough Green, Wrotham Heath and Addington, and south of the escarpment of the Kent Downs. It encompasses the villages of Wrotham and Trottiscliffe. It is bounded to the north (from west to east) by open countryside, the M20 motorway, the escarpment of the Kent Downs, and the Pilgrims Way footpath along the foot of the escarpment. It is bounded to the east by open countryside north and west of Ryarsh, with country lanes forming the boundary. It is bounded to the south (from east to west) by the M20 motorway, open countryside north-west of Addington, the M20 motorway again, the A20 London Road, the M26 motorway, A227 Borough Green Road, countryside north of Borough Green and Ightham, and ancient woodland at Oldbury Hill. It is bounded to the west by the Borough boundary with Sevenoaks District.
-------------	---

Purpose (a) assessment

Purpose (a) assessment: To check the unrestricted sprawl of large built-up areas <i>Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another defensible boundary</i>	
Assessment	Score
The parcel is not at the edge of a large built-up area, in physical or perceptual terms, and does not meet purpose (a) (scored 0/1/2/3/4/5).	0

Purpose (b) assessment

Purpose (b) assessment: To prevent neighbouring towns merging into one another <i>Restricts development that would result in merging of or significant erosion of the gap between neighbouring towns.</i>	
Assessment	Score
The parcel forms a small part of the gap between the towns of Sevenoaks and Borough Green, and between Borough Green and Snodland. It is judged that there is scope for some development without visually or physically reducing the perceived or actual distance between the towns (scored 0/1/3/5)	3

Purpose (c) assessment

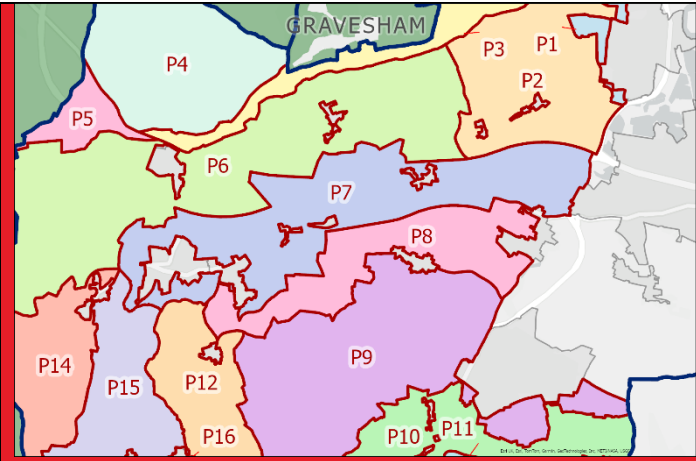
Purpose (c) assessment: To assist in safeguarding the countryside from encroachment <i>Protects the openness of the countryside and is least covered by development.</i>	
Assessment	Score
Overall, the parcel possesses a largely rural character. The M20 motorway passes through the centre of the parcel and the M26 motorway crosses the western half, forming the southern boundary of the eastern half. These roads are urbanising influences, as is the larger village of Wrotham, which also detracts from openness; Trottiscliffe is smaller, so while still an urbanising influence and detracting from openness, its role is more limited. The remainder of the parcel is characterised by rural and in most cases open land, comprising agricultural fields, alongside some pockets of ancient woodland to the west and a larger area to the east. There are clusters of washed over residential development across the parcel, most extensively at Fen Pond Road north of Ightham and along Pinesfield Lane east of Trottiscliffe. The parcel is largely flat, with a gentle slope to the foot of the North Downs to its north. This means that although views within the parcel are generally limited to short-to-medium range, there are extensive views over the parcel from the ridge of the North Downs to the north (scored 0/1/2/3/4/5)	3

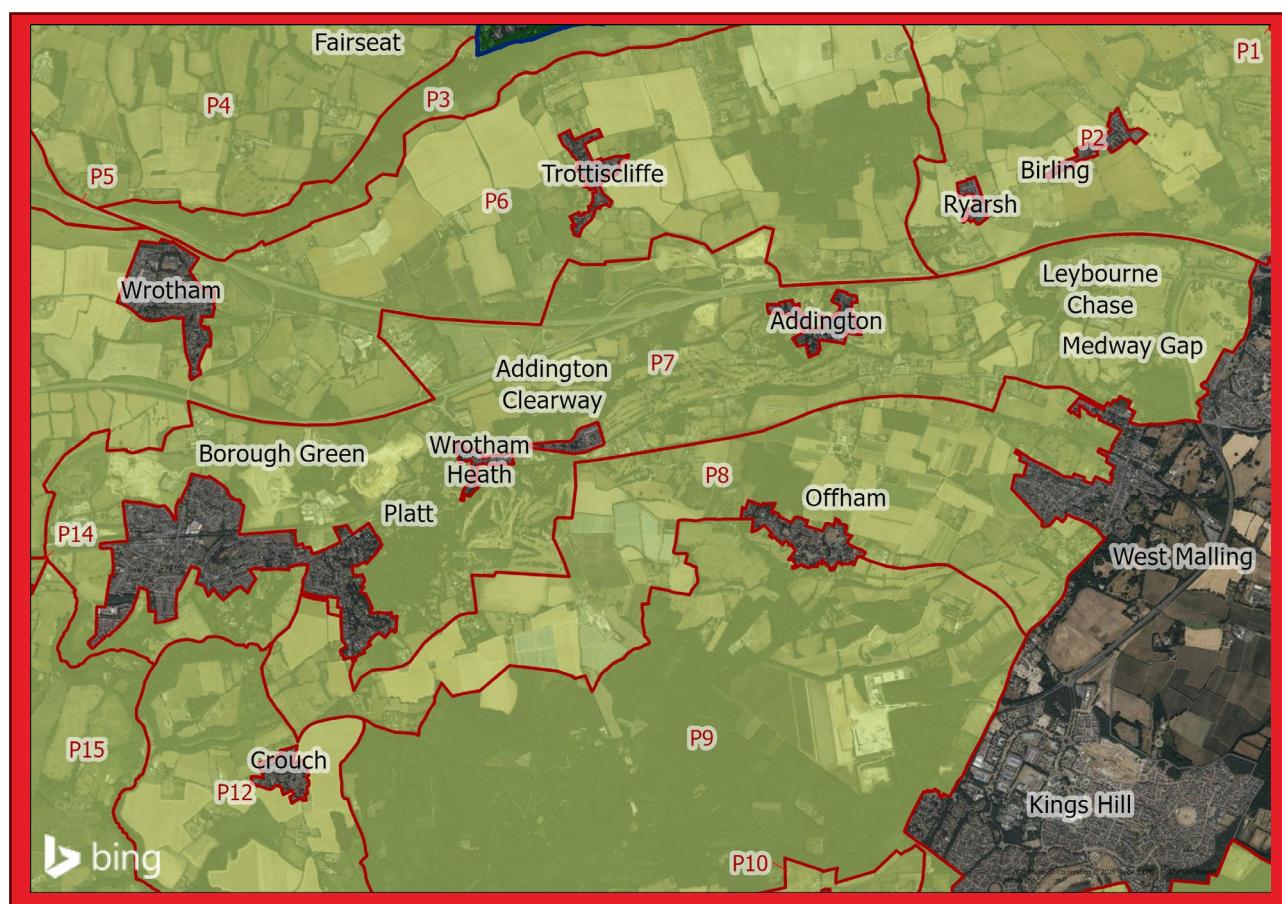
Purpose (d) assessment

Purpose (d) assessment: To preserve the setting and special character of historic towns <i>Protects land which maintains the setting of a historic town and/or makes a contribution to the special character of a historic town.</i>	
Assessment	Score

The parcel does not form part of the setting of a historic town and makes no contribution to the special character of a historic town (scored 0/1/3/5)	0
--	---

Parcel: P7

Green Belt Parcel No.	P7	
Area (ha)	1,145	



Description	The parcel is located around Borough Green and extensive countryside to its east. It is bordered to the north by (from west to east) open countryside south of Wrotham, the M26 motorway, A20 London Road, M20 motorway, open countryside south of Trottiscliffe, and the M20 motorway again. It is bordered to the east by the edge of the Medway Gap urban area. It is bordered to the south (from east to west) by the A20 London Road both east and west of West Malling, the town of West Malling itself, a railway line, open countryside south of St Mary's Platt and open countryside north and north-west of Crouch. It is bordered to the west by open countryside east and north of Ightham, with Dark Hill Road forming part of the boundary. The parcel entirely surrounds the town of Borough Green and the villages of St Mary's Platt, Wrotham Heath, Addington and Leybourne Chase (although the latter is washed-over development). The land is low-lying across the parcel as a whole, and is gently undulating in the west of the parcel but flatter in the east. In the west of the parcel there is a gentle slope upwards to the south but in the east the gentle slope is to the north.
-------------	---

Purpose (a) assessment

Purpose (a) assessment: To check the unrestricted sprawl of large built-up areas <i>Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another defensible boundary</i>	
Assessment	Score
The parcel is not at the edge of a large built-up area, in physical or perceptual terms, and does not meet purpose (a) (scored 0/1/2/3/4/5).	0

Purpose (b) assessment

Purpose (b) assessment: To prevent neighbouring towns merging into one another <i>Restricts development that would result in merging of or significant erosion of the gap between neighbouring towns.</i>	
Assessment	Score
The parcel forms a substantial part of the gap between Borough Green, the Medway Gap urban area, and West Malling. It forms a smaller part of the gaps between Borough Green and Sevenoaks and Borough Green and Kings Hill. It is judged that the development of the parcel would significantly visually and physically reduce the perceived or actual distance between Borough Green, the Medway Gap urban area and West Malling towns (scored 0/1/3/5)	5

Purpose (c) assessment

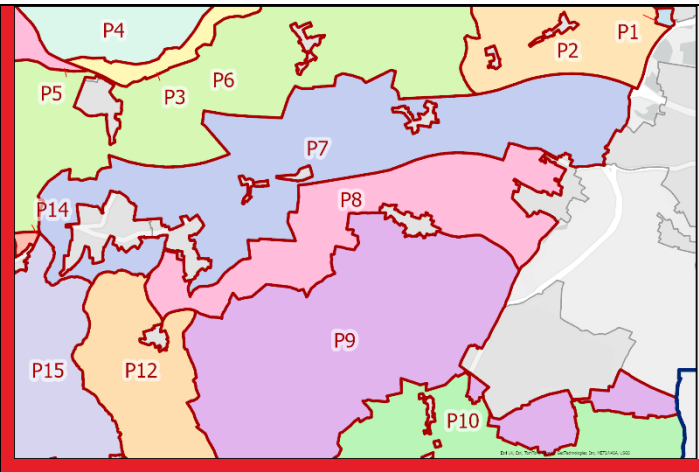
Purpose (c) assessment: To assist in safeguarding the countryside from encroachment <i>Protects the openness of the countryside and is least covered by development.</i>	
Assessment	Score
Overall, the parcel has a largely rural character. While the parcel comprises large areas of open countryside with scattered pockets of ancient woodland (most substantially east of St Mary's Platt), there are a number of urbanising influences that encroach on the countryside across the parcel, including the M20 and M26 motorways, the town of Borough Green and the villages of (in approximate size order) St Mary's Platt, Addington and Wrotham Heath. While Leybourne Chase comprises washed-over development in the Green Belt, it still brings an urbanising influence, as do other areas of washed-over development and land uses across the parcel, including a large factory west of Borough Green, Wrotham School, an industrial estate north of St Mary's Platt, Wrotham Heath and West Malling Golf Clubs, and ribbon development along the A25 Maidstone Road, particularly in the east of the parcel. Although washed-over development is extensive, away from road corridors, open undeveloped countryside remains (scored 0/1/2/3/4/5)	3

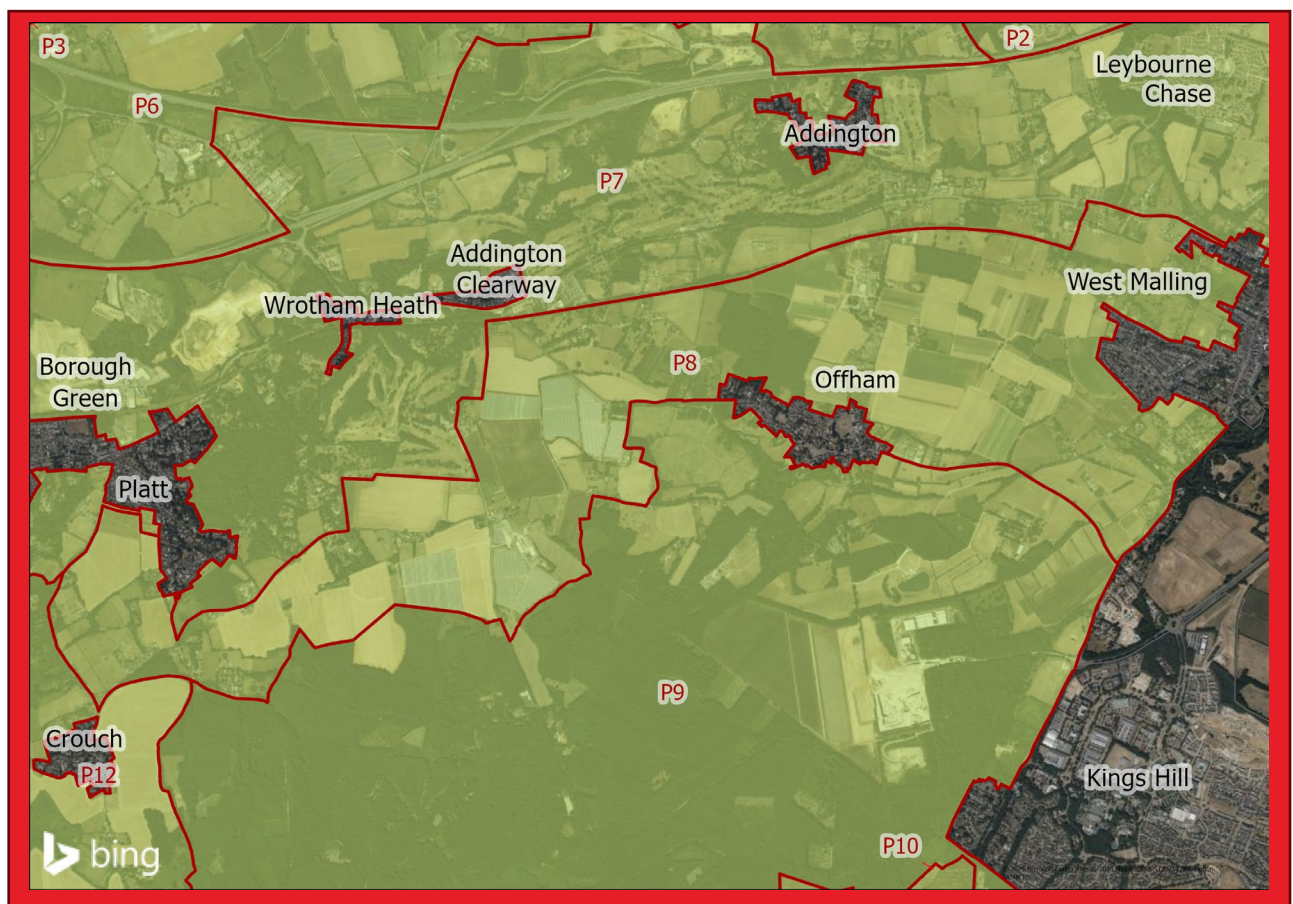
Purpose (d) assessment

Purpose (d) assessment: To preserve the setting and special character of historic towns <i>Protects land which maintains the setting of a historic town and/or makes a contribution to the special character of a historic town.</i>	
Assessment	Score

The parcel plays a limited role in maintaining the setting of the historic town of West Malling, whose conservation area directly adjoins the easternmost part of the parcel's southern boundary. However, it can only be said to make a little contribution to the special character of West Malling as a historic town, in part because the conservation area covering historic town is on the other side of the busy A20 road. Most of the urban edge of West Malling that the parcel adjoins is outside the conservation area, not therefore contributing to its special character. Away from West Malling, the rest of the parcel does not form part of the setting of any historic town (scored 0/1/3/5)	1
---	---

Parcel: P8

Green Belt Parcel No.	P8	
Area (ha)	595	



Description	The parcel comprises mainly open countryside, with a few pockets of ancient woodland in its centre, to the west of West Malling. It comprises gently undulating land rising to the south. It is bordered to the east by the settlement edge of West Malling and St Leonard's Street. To the south (running east to west), Teston Road forms the boundary, then the settlement edge of Offham, then Teston Road again. It then passes through open countryside to Comp Lane, which it runs along briefly, before adjoining the northern edge of the large parcel of ancient woodland at the centre of the Borough, and open countryside north-east of Crouch. To the west, the border runs through open countryside along Crouch Lane. To the north, the parcel adjoins the urban edge of St Mary's Platt, then runs along Long Mill, Beechin Wood, Comp and Seven Mile Lanes. It then runs along a railway line and Sandy Lane before joining the A20 London Road as it enters West Malling.
-------------	---

Purpose (a) assessment

Purpose (a) assessment: To check the unrestricted sprawl of large built-up areas <i>Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another defensible boundary</i>	
Assessment	Score
The parcel is not at the edge of a large built-up area, in physical or perceptual terms, and does not meet purpose (a) (scored 0/1/2/3/4/5).	0

Purpose (b) assessment

Purpose (b) assessment: To prevent neighbouring towns merging into one another <i>Restricts development that would result in merging of or significant erosion of the gap between neighbouring towns.</i>	
Assessment	Score
The parcel forms a substantial part of the gap between West Malling and Kings Hill and between West Malling and Borough Green. It is judged that the development of the parcel would significantly visually or physically reduce the perceived or actual distance between West Malling and Kings Hill, and between West Malling and Borough Green (scored 0/1/3/5)	5

Purpose (c) assessment

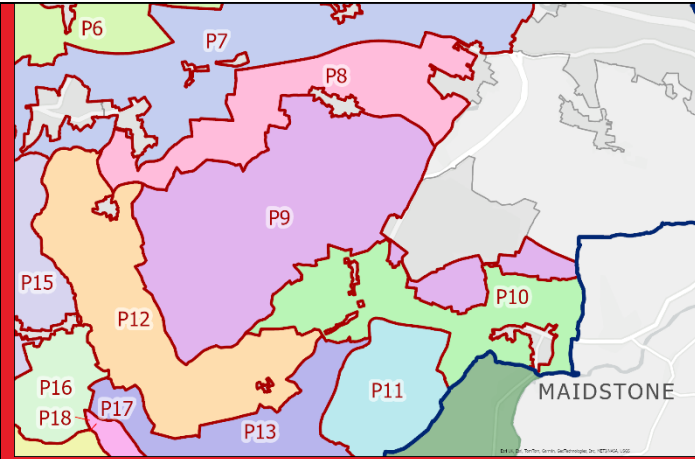
Purpose (c) assessment: To assist in safeguarding the countryside from encroachment <i>Protects the openness of the countryside and is least covered by development.</i>	
Assessment	Score
Overall, the parcel possesses a strongly rural character. The westernmost tip of the parcel south of St Mary's Platt comprises unspoilt open countryside with few or no urbanising influences other than a small portion of the settlement edge of St Mary's Platt. The long boundary with ancient woodland to the south adds further rural character. Further east, however, there is some washed over development, which brings a greater urbanising influence, includes a small industrial estate at the junction of Comp Lane with Seven Mile Lane, housing along Aldon Lane, and more housing, allotments and a school along Church Lane. There is also a garden centre west of Offham, heritage buildings south of West Malling and housing along the A20 London Road, all of which reduce openness. as well as the settlement edges of West Malling and Offham themselves. However, on balance, the washed over development is in many cases confined to the edge of the parcel, which helps maintain the strongly rural character across much of its central- eastern area. It scores 4 rather than 5 on this criterion to recognise that there are some urbanising influences in the centre and the east of the parcel, but that the majority of the land remains rural. The parcel offers wider views of the North Downs to the north across the valley, but views to the south are interrupted by rising land (scored 0/1/2/3/4/5)	4

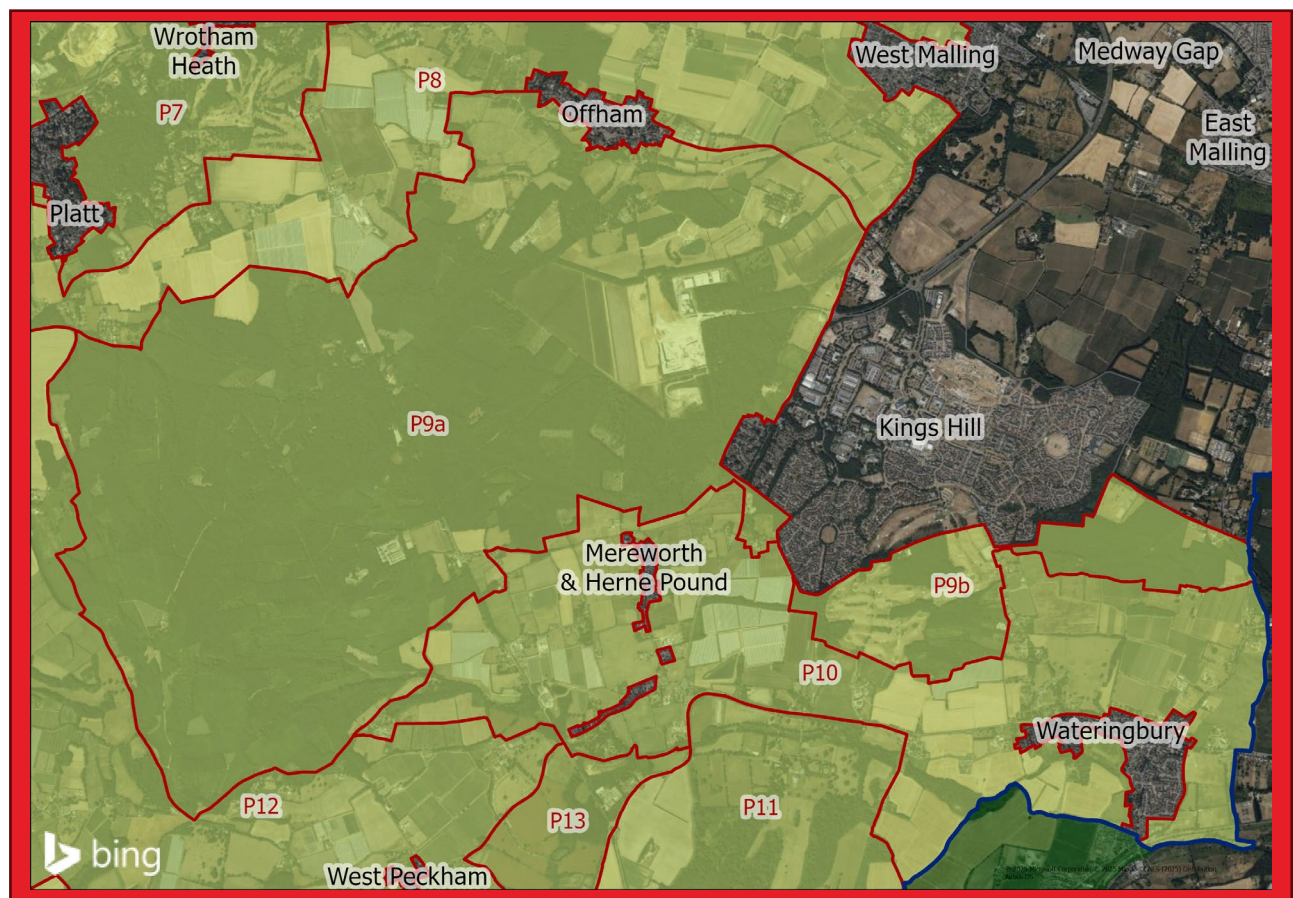
Purpose (d) assessment

Purpose (d) assessment: To preserve the setting and special character of historic towns <i>Protects land which maintains the setting of a historic town and/or makes a contribution to the special character of a historic town.</i>	
Assessment	Score

The parcel immediately borders and overlaps with the conservation area within and extending south of the historic town of West Malling. It plays an important role in maintaining the setting of a historic town and makes a considerable contribution to the special character of a historic town (scored 0/1/3/5)	5
--	----------

Parcel: P9

Green Belt Parcel No.	P9	
Area (ha)	1,388 (across two sub-parcels) P9a: 1,245ha P9b: 143.2ha	



Description	The parcel extends across a large area of ancient woodland in the centre of the Borough and wraps around the western, southern and south-east boundaries of Kings Hill. It comprises two unequal sub-parcels, named from west to east for the purposes of this assessment 9a and 9b. The parcel is located north of Mereworth and Herne Pound and West Peckham, and to the south of Offham, Wrotham Heath and St Mary's Platt. Sub-parcel 9a is bordered to the north-west by local roads and open countryside, to the north by the urban edge of Offham, to the east by the outer boundary of the Green Belt and to the south and west open countryside at the edge of the ancient woodland, which makes up most of its western extent. Sub-parcel 9b is bordered by Kings Hill, including Kings Hill Golf Club, to the north, the Green Belt edge to the east, and open countryside north of Wateringbury and east of Mereworth and Herne Pound to the south and west. It comprises a mixture of open countryside and ancient woodland, particularly to the east.
-------------	--

Purpose (a) assessment

Purpose (a) assessment: To check the unrestricted sprawl of large built-up areas <i>Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another defensible boundary</i>	
Assessment	Score
The parcel is not at the edge of a large built-up area, in physical or perceptual terms, and does not meet purpose (a) (scored 0/1/2/3/4/5).	0

Purpose (b) assessment

Purpose (b) assessment: To prevent neighbouring towns merging into one another <i>Restricts development that would result in merging of or significant erosion of the gap between neighbouring towns.</i>	
Assessment	Score
The parcel, specifically sub-parcel 9a, forms a substantial part of a gap between the towns of Borough Green and Kings Hill. 9a also forms a small part of the gap between the towns of Kings Hill, Tonbridge and Sevenoaks. Sub-parcel 9b form a very small part of the gap between Kings Hill and Paddock Wood, where development would not visually or physically reduce the perceived or actual distance between the two towns. It is judged that the development of the parcel would significantly physically and/or visually, reduce the perceived or actual distance between Borough Green and Kings Hill (scored 0/1/3/5)	5

Purpose (c) assessment

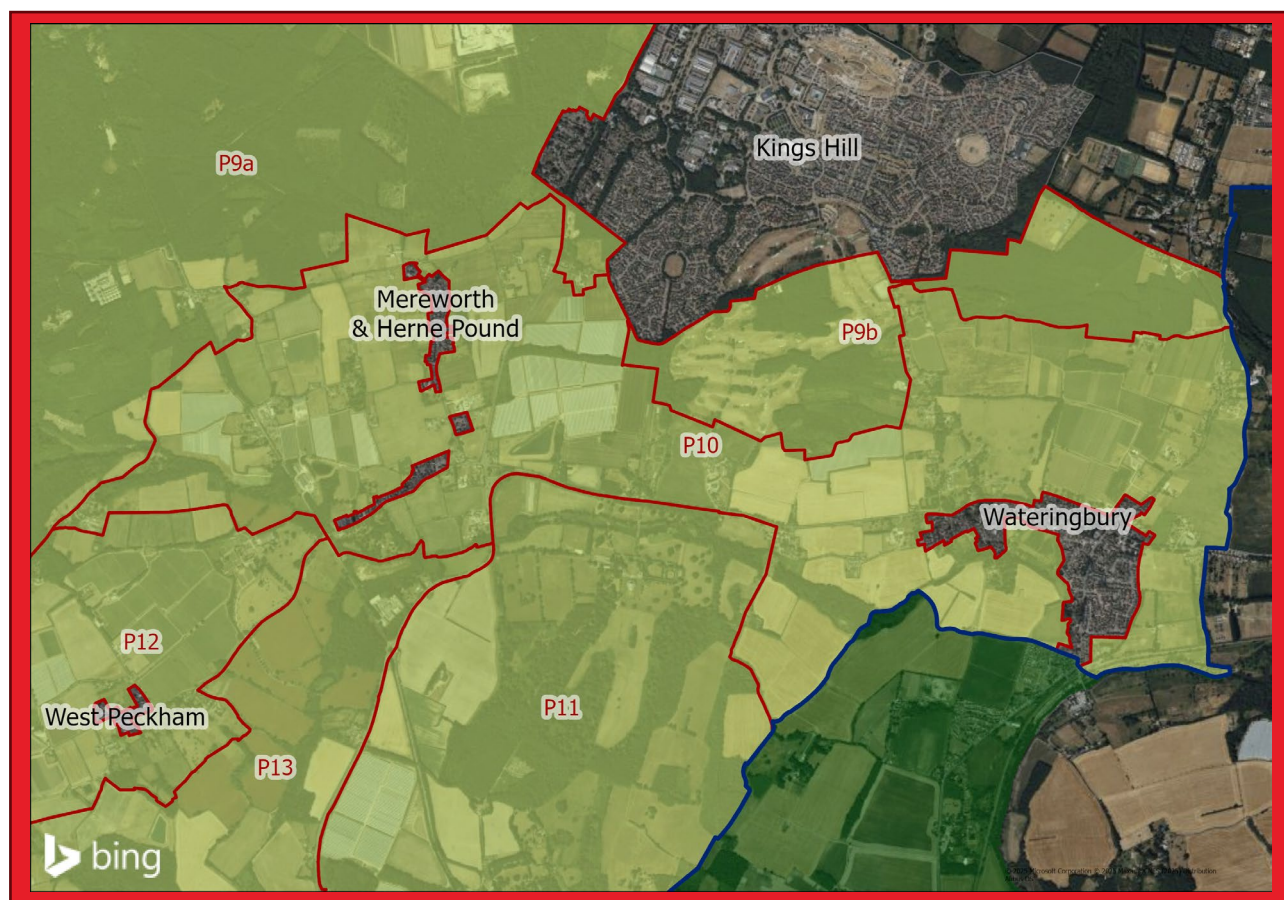
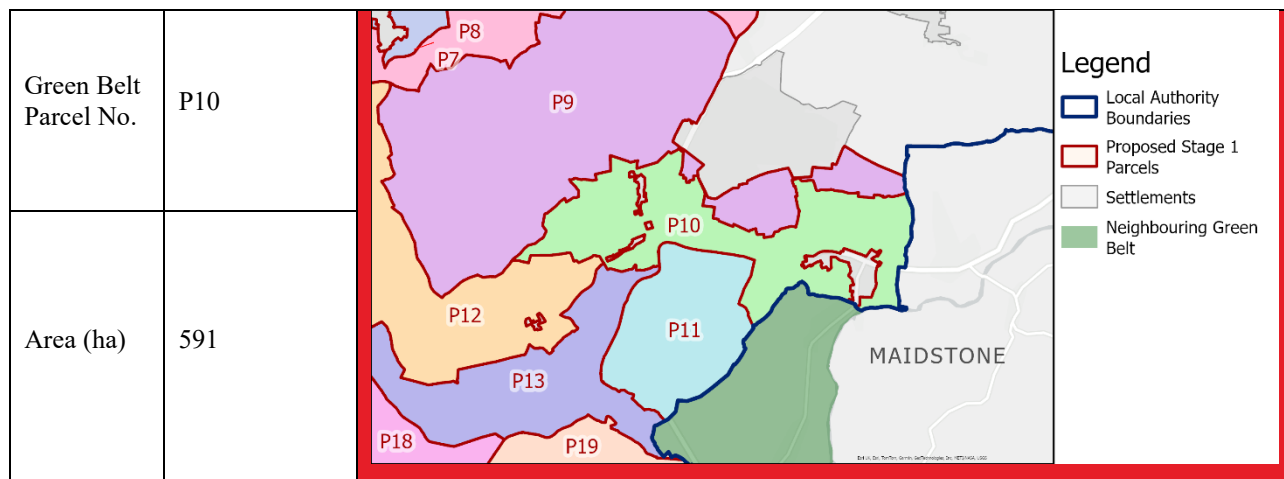
Purpose (c) assessment: To assist in safeguarding the countryside from encroachment <i>Protects the openness of the countryside and is least covered by development.</i>	
Assessment	Score
Overall, the parcel has a largely rural character. However, the degree of built form and urbanising influences differs significantly between and even within its component sub-parcels. The large-scale ancient woodland in 9a is strongly unspoilt but in the part of 9a comprising open countryside, there is a composting plant and an industrial estate, as well as dispersed housing along Comp Lane and further housing at the crossroads of Beech Road and Seven Mile Lane; all of these reduce openness and comprise encroachment. Meanwhile, the majority of open land across sub-parcel 9b is a golf course, which is an urbanising influence, though open. The extensive ancient woodland in the eastern part of 9b is strongly unspoilt but there are houses and light industrial uses along Teston Road. In addition to these factors, the urban edge of Kings Hill brings an urbanising influence to both 9a and 9b. All of the parcel consists of elevated land, but it is highest and most visible in long-range views at the western end of 9a, sloping down west to east to the less prominent, but still elevated, eastern end of 9b. The parcel is visible in long-range views from land to the south (scored 0/1/2/3/4/5)	3

Purpose (d) assessment

Purpose (d) assessment: To preserve the setting and special character of historic towns <i>Protects land which maintains the setting of a historic town and/or makes a contribution to the special character of a historic town.</i>	
Assessment	Score

The parcel does not form part of the setting of a historic town and makes no contribution to the special character of a historic town (scored 0/1/3/5)	0
--	---

Parcel: P10



Description	The parcel is located to the south of Kings Hill and encompasses the villages of Watringbury and Mereworth and Herne Pound. The parcel is bounded to the north-west by extensive ancient woodland, to the north by the settlement edge of Kings Hill, a golf course on its edge, open countryside and, to the north-east, by another pocket of ancient woodland. To the east, the parcel adjoins the borough boundary, with open countryside around Teston beyond. To the south, the parcel is bounded by the borough boundary along the River Medway, the edge of Watringbury village, and then the borough boundary again, through open countryside north of Nettlestead. It then runs along Nettlestead Lane and Pizien Well Road before joining the A26 Tonbridge Road. It then runs through open countryside south of Mereworth. The parcel is almost entirely open countryside, with small pockets of ancient woodland. Across the whole parcel, the land slopes to the south.
-------------	---

Purpose (a) assessment

Purpose (a) assessment: To check the unrestricted sprawl of large built-up <i>Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another defensible boundary</i>	
Assessment	Score
The parcel is not at the edge of a large built-up area, in physical or perceptual terms, and does not meet purpose (a) (scored 0/1/2/3/4/5).	0

Purpose (b) assessment

Purpose (b) assessment: To prevent neighbouring towns merging into one another <i>Restricts development that would result in merging of or significant erosion of the gap between neighbouring towns.</i>	
Assessment	Score
The parcel forms a small part of a gap between the towns of Kings Hill and Paddock Wood and a small part of a gap between Kings Hill and Tonbridge. There is scope for some development without visually or physically reducing the perceived or actual distance between towns (scored 0/1/3/5)	3

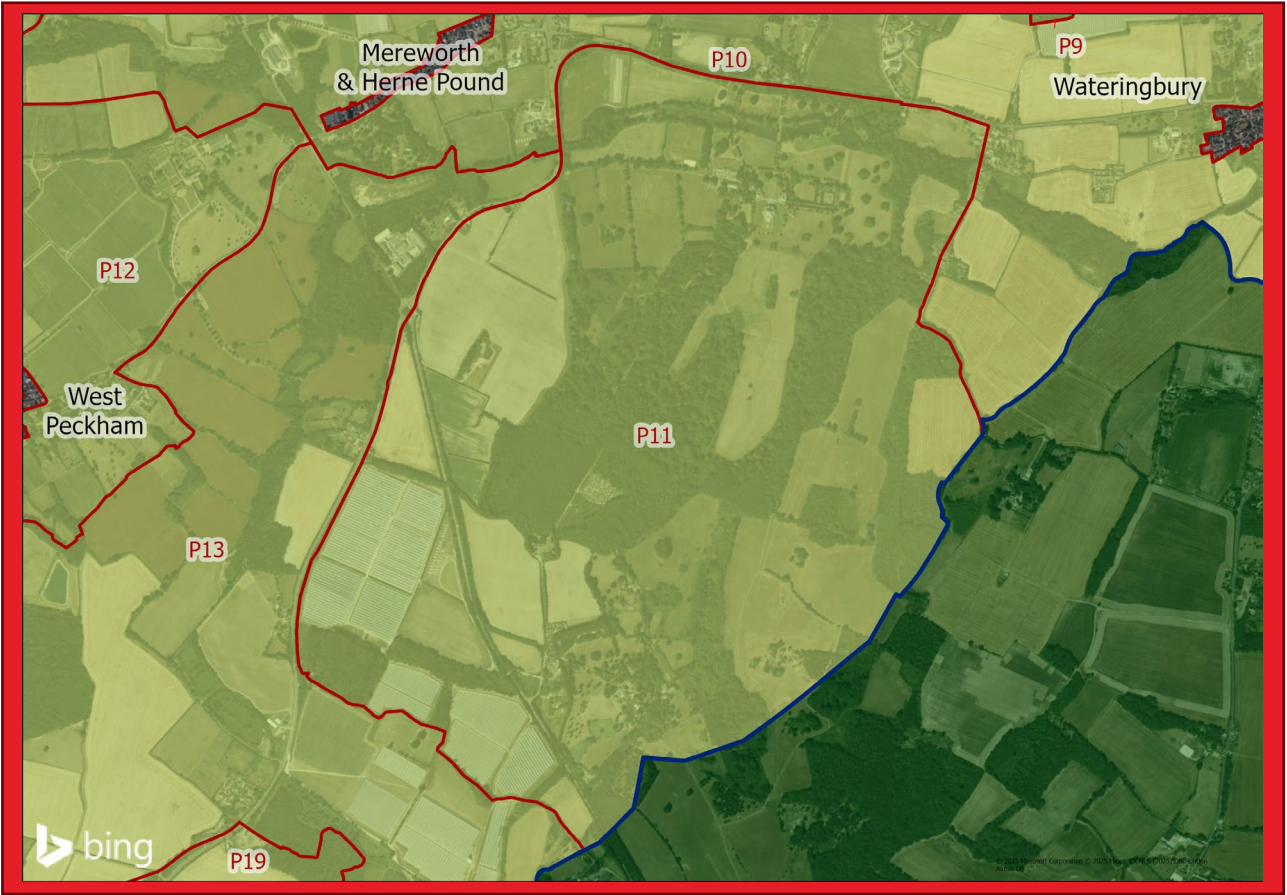
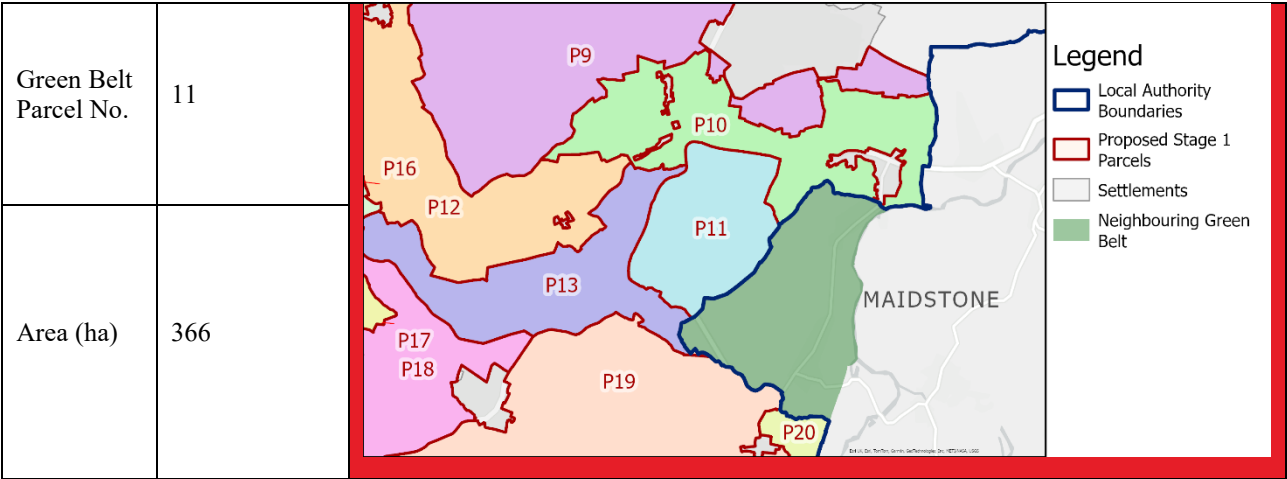
Purpose (c) assessment

Purpose (c) assessment: To assist in safeguarding the countryside from encroachment <i>Protects the openness of the countryside and is least covered by development.</i>	
Assessment	Score
Overall, the parcel possesses a largely rural character. The parcel almost entirely surrounds the settlement of Watringbury, and surrounds entirely the settlement edge of Herne Pound and Mereworth; these form urbanising influences. Outside these, there are a number of small industrial estates, some allotments, a winery, residential development east of Mereworth, washed-over development west, north and east of Watringbury and along Canon Lane and Red Hill. All detract from the openness of the countryside and form urbanising influences. The remainder of the parcel is of a more rural and agricultural character; due to the southward slope, there are medium to long range views to the south (scored 0/1/2/3/4/5)	3

Purpose (d) assessment

Purpose (d) assessment: To preserve the setting and special character of historic towns <i>Protects land which maintains the setting of a historic town and/or makes a contribution to the special character of a historic town.</i>	
Assessment	Score
The parcel does not form part of the setting of a historic town and makes no contribution to the special character of a historic town (scored 0/1/3/5)	0

Parcel: P11



Description	The parcel is located to the south of Kings Hill and to the east of West Peckham. To the north, the parcel boundary runs along the A26 Tonbridge Road. To the east, it then runs along Pizien Well Road and Nettlestead Lane before reaching the borough boundary with Maidstone. To the south, the boundary runs through open countryside north-east of Goose Green, and then the entire western boundary of the parcel follows the A26 Maidstone Road. The parcel is mainly open countryside but with some reasonably extensive pockets of ancient woodland at its centre. It is undulating and elevated, rising to a peak at its centre.
-------------	--

Purpose (a) assessment

Purpose (a) assessment: To check the unrestricted sprawl of large built-up <i>Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another defensible boundary</i>	
Assessment	Score
The parcel is not at the edge of a large built-up area, in physical or perceptual terms, and does not meet purpose (a) (scored 0/1/2/3/4/5).	0

Purpose (b) assessment

Purpose (b) assessment: To prevent neighbouring towns merging into one another <i>Restricts development that would result in merging of or significant erosion of the gap between neighbouring towns.</i>	
Assessment	Score
The parcel forms a small part of a gap between the towns of Kings Hill and Paddock Wood and a small part of a gap between Kings Hill and Tonbridge. There is scope for some development without visually or physically reducing the perceived or actual distance between towns (scored 0/1/3/5)	3

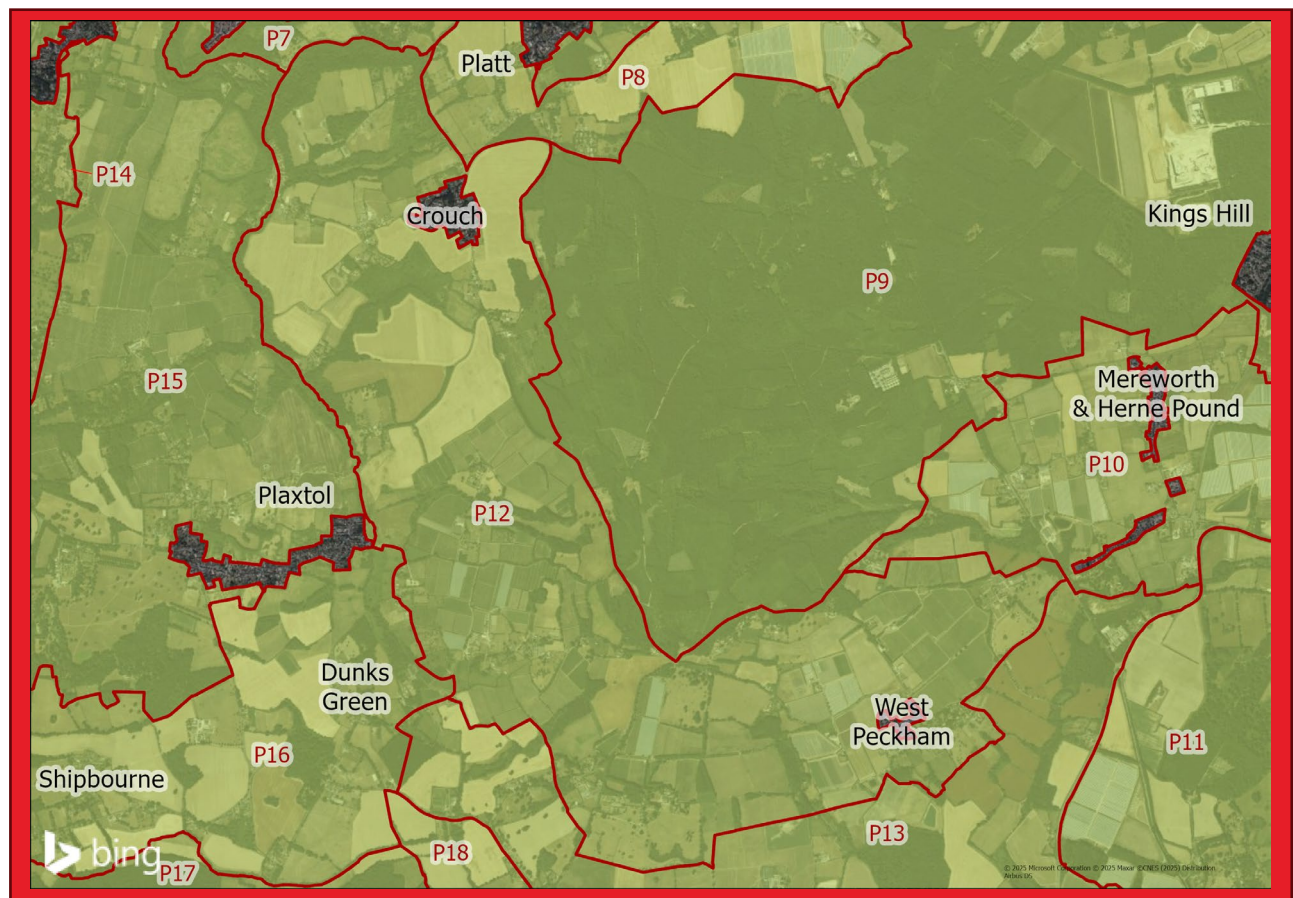
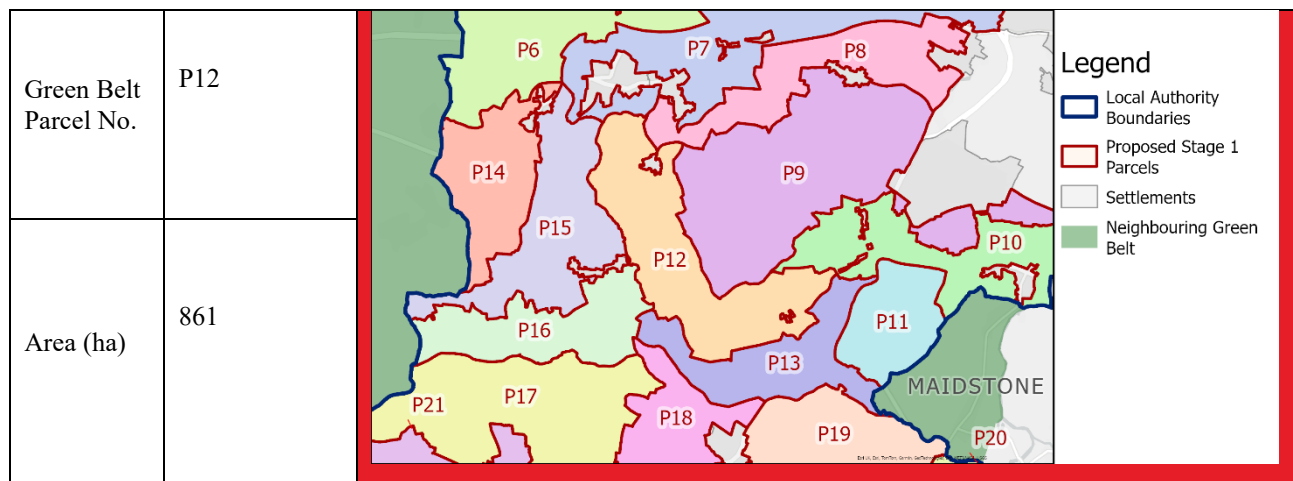
Purpose (c) assessment

Purpose (c) assessment: To assist in safeguarding the countryside from encroachment <i>Protects the openness of the countryside and is least covered by development.</i>	
Assessment	Score
Overall, the parcel has a strongly unspoilt rural character. Some washed-over development exists, but is minimal, comprising a few scattered dwellings and heritage buildings. There are no urban edges of settlements, no industrial estates or other larger urbanising influences, and no major roads. Agriculture is the dominant land use, except for at the centre of the parcel where ancient woodland is extensive. The parcel's undulating and elevated topography provides wider views across the open countryside and equally the elevated land is visible from outside the parcel from all directions (scored 0/1/2/3/4/5)	5

Purpose (d) assessment

Purpose (d) assessment: To preserve the setting and special character of historic towns <i>Protects land which maintains the setting of a historic town and/or makes a contribution to the special character of a historic town.</i>	
Assessment	Score
The parcel does not form part of the setting of a historic town and makes no contribution to the special character of a historic town (scored 0/1/3/5)	0

Parcel: P12



Description	The parcel extends to the west and south of the Borough's largest area of ancient woodland, and is located south of Borough Green, east of Plaxtol and north of Hadlow. It encompasses the villages of Crouch and West Peckham. It is bordered to the north by countryside immediately south and south-east of Borough Green, the ancient woodland itself, and open countryside to the south of the ancient woodland. It is bordered to the east by open countryside west and south of Mereworth and Herne Pound, to the south by open countryside north of Hadlow and to the west by the village of Plaxtol and open countryside to its north and south. There are dispersed parcels of ancient woodland across the parcel, more in its north than its south, where it is more open. The parcel slopes downwards into valleys on its western and southern sides. The slope in the north of the parcel is more undulating than in the south.
-------------	---

Purpose (a) assessment

Purpose (a) assessment: To check the unrestricted sprawl of large built-up areas <i>Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another defensible boundary</i>	
Assessment	Score
The parcel is not at the edge of a large built-up area, in physical or perceptual terms, and does not meet purpose (a) (scored 0/1/2/3/4/5).	0

Purpose (b) assessment

Purpose (b) assessment: To prevent neighbouring towns merging into one another <i>Restricts development that would result in merging of or significant erosion of the gap between neighbouring towns.</i>	
Assessment	Score
The parcel forms a substantial part of the gap between Borough Green and Tonbridge. It is judged that development of the northern half of the parcel would significantly physically reduce the actual distance (albeit the perceived distance to a lesser extent) between Borough Green and Tonbridge. While the parcel is very close to the gap between Borough Green and Kings Hill, it is judged not to form part of the gap between the two towns (scored 0/1/3/5)	5

Purpose (c) assessment

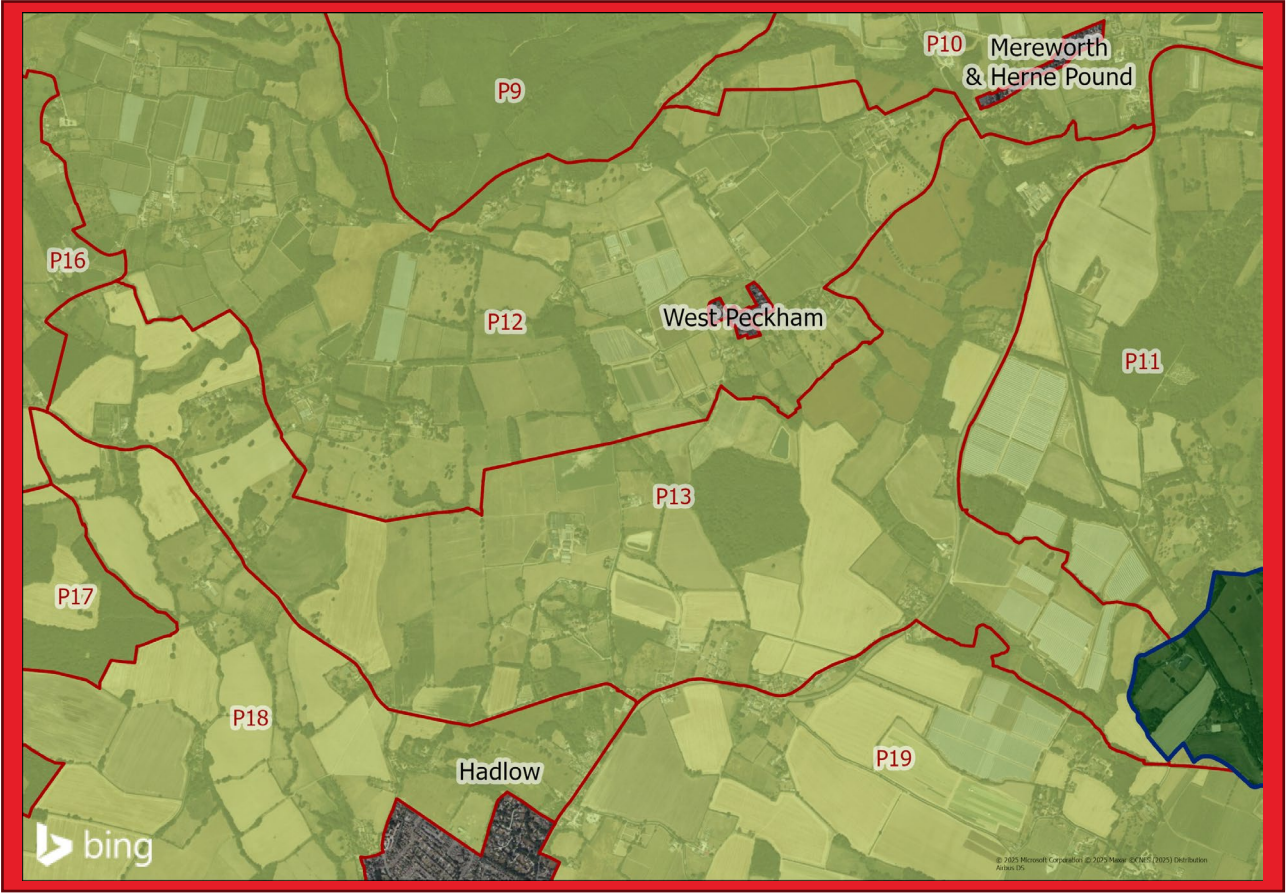
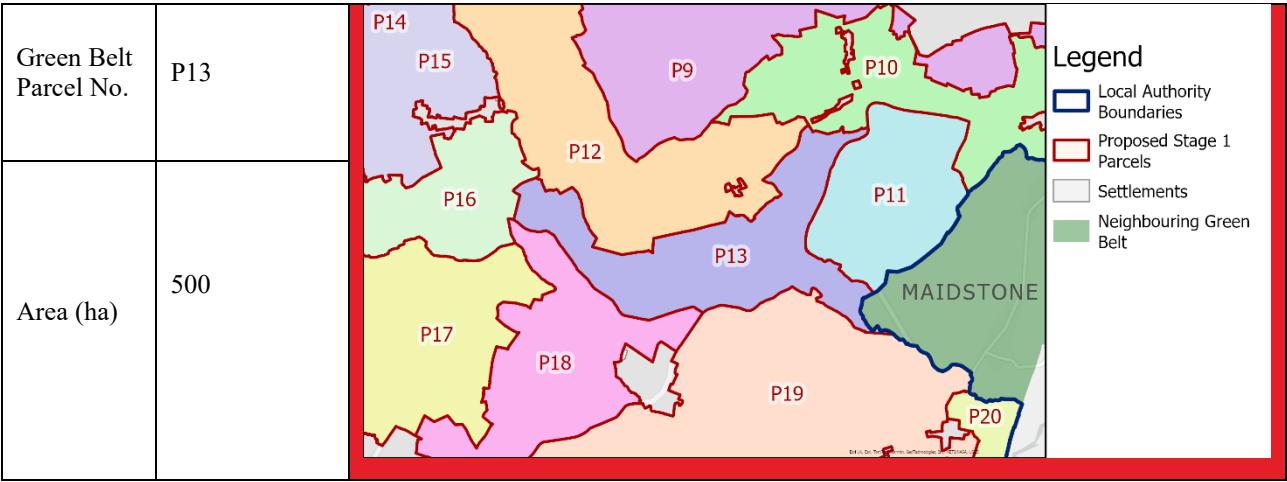
Purpose (c) assessment: To assist in safeguarding the countryside from encroachment <i>Protects the openness of the countryside and is least covered by development.</i>	
Assessment	Score
The parcel possesses a strongly rural character. While it contains the villages of West Peckham and Crouch, these are both small and rural in character, and therefore do not significantly impact physically or perceptually on the openness of the surrounding countryside. The remainder of the parcel comprises mostly open countryside with some small, scattered pockets of ancient woodland. However, there is washed-over residential development along Basted Lane and Plough Hill west of Crouch and, further south, more along Roughway Lane, at Gover View and along Mereworth Road east of West Peckham- as well as at Yotes Court. Though each individual development is small, each reduces openness and brings urbanising influences- so cumulatively this means the parcel scores 4 rather than 5 on this criterion. Views from within the parcel are medium-range due to the east-west slope of its northern half and the north-south slope of its southern half. Due to its partial elevation, there are long-range views from the parcel to the south and likewise from south into the parcel. There are medium-range views from the parcel across the valley to the west and likewise into the parcel from the land to the west. In general terms, most land in the parcel is open countryside, with few/limited urbanising features (scored 0/1/2/3/4/5)	4

Purpose (d) assessment

Purpose (d) assessment: To preserve the setting and special character of historic towns <i>Protects land which maintains the setting of a historic town and/or makes a contribution to the special character of a historic town.</i>	
Assessment	Score

The parcel does not form part of the setting of a historic town and makes no contribution to the special character of a historic town (scored 0/1/3/5)	0
--	---

Parcel: P13



Description	The parcel is located to the south of West Peckham and to the north of Hadlow. To the north the parcel borders open countryside with the boundary formed of local roads, including Oxenhoath Road, and passes south of West Peckham before running along Mereworth Road, Seven Mile Lane, and a watercourse. To the east the boundary is primarily comprised of the A26 Tonbridge Road, but extending also into open countryside south of Seven Mile Lane. In the south-east, the boundary is the Borough boundary with Maidstone Borough and then the A26 Maidstone Road. The southern boundary runs along Common Road, Carpenters Lane and Hamptons Road north and north-west of Hadlow, and the short western boundary runs through open countryside east of Dunk's Green. There are two limited pockets of ancient woodland but the rest of the parcel is open countryside. The land is largely flat as it forms a valley floor between areas of elevated land, but there is a gentle slope to the north, particularly in the western half of the parcel.
-------------	--

Purpose (a) assessment

Purpose (a) assessment: To check the unrestricted sprawl of large built-up <i>Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another defensible boundary</i>	
Assessment	Score
The parcel is not at the edge of a large built-up area, in physical or perceptual terms, and does not meet purpose (a) (scored 0/1/2/3/4/5)	0

Purpose (b) assessment

Purpose (b) assessment: To prevent neighbouring towns merging into one another <i>Restricts development that would result in merging of or significant erosion of the gap between neighbouring towns.</i>	
Assessment	Score
The parcel forms a substantial part of the gap between Tonbridge and Kings Hill, where development of the parcel would significantly visually or physically reduce the perceived or actual distance between towns (scored 0/1/3/5)	5

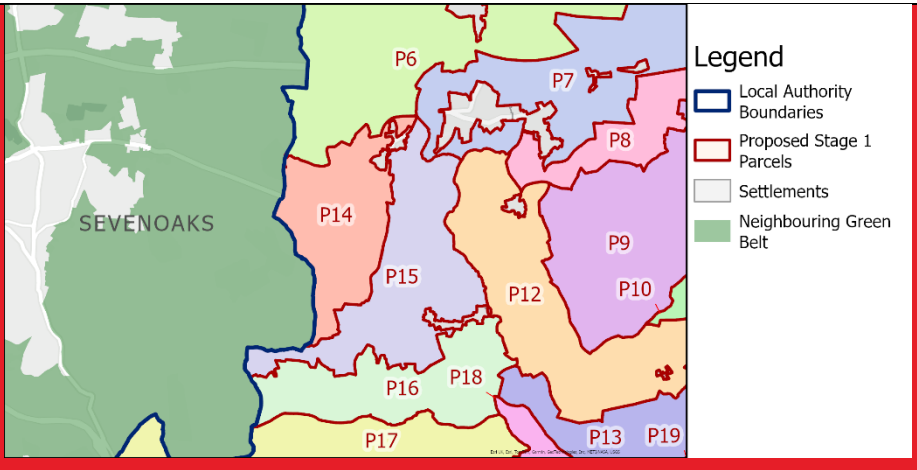
Purpose (c) assessment

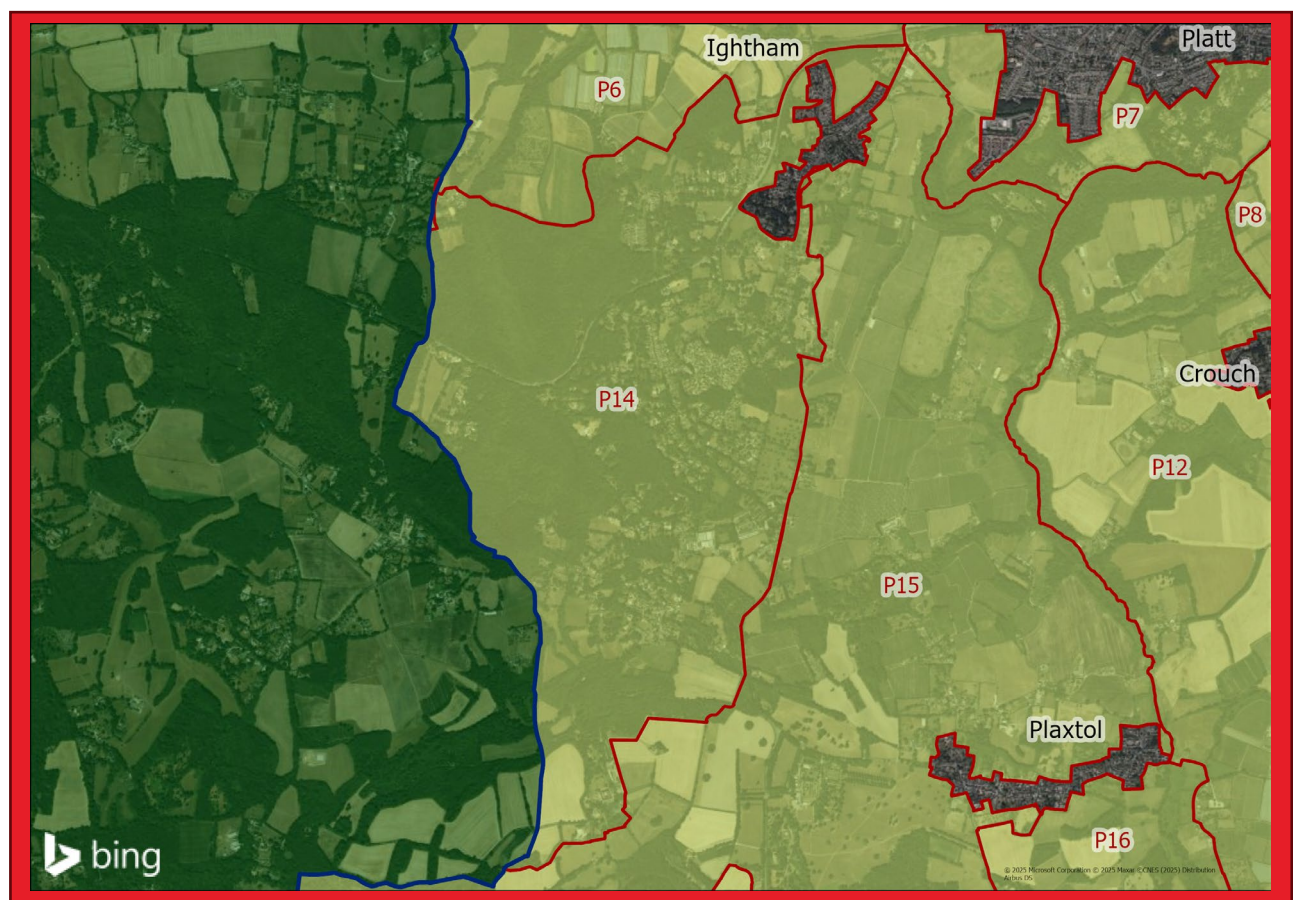
Purpose (c) assessment: To assist in safeguarding the countryside from encroachment <i>Protects the openness of the countryside and is least covered by development.</i>	
Assessment	Score
Overall, the parcel possesses a strongly rural character. It is not bordered by the urban edge of any settlements. The vast majority of the parcel, particularly its northern and south-eastern parts, comprises unspoilt open countryside with few or no urbanising influences. However, it is not entirely free from washed-over development, which, albeit to a minor extent, constrains openness and brings urbanising influences, including some retail and housing development along Hamptons Road, the northern half of the washed-over hamlet of Goose Green with industrial uses to its north-west, Grove Close and an industrial estate along Seven Mile Lane, and some further development along Park Road. Most of the washed over development is confined to the southern and western edges of the parcel, which helps maintain the rural character elsewhere. The parcel scores 4 rather than 5 on this criterion to recognise this. Being on the valley floor, there are views from within the parcel of elevated land to the north and (more distant) hills to the south- and likewise from that elevated land into the parcel itself (scored 0/1/2/3/4/5)	4

Purpose (d) assessment

Purpose (d) assessment: To preserve the setting and special character of historic towns <i>Protects land which maintains the setting of a historic town and/or makes a contribution to the special character of a historic town.</i>	
Assessment	Score
The parcel does not form part of the setting of a historic town and makes no contribution to the special character of a historic town (scored 0/1/3/5)	0

Parcel: P14

Green Belt Parcel No.	P14	
Area (ha)	496	



Description	The parcel extends across undulating, elevated land around the settlement of Ivy Hatch and adjoins the village of Ightham. It is bordered to the north by open countryside south-west of Wrotham, and the A25 Ightham bypass. It is bordered to the east by the settlement edge of Ightham, open countryside, and Ightham Road south of Ightham. To the south, it is bordered by open countryside west of Plaxtol and to the west the Borough boundary with Sevenoaks District. The west of the parcel contains extensive ancient woodland, which is also present to the south, but the remainder of the parcel is open countryside and washed-over development at Ivy Hatch.
-------------	--

Purpose (a) assessment

Purpose (a) assessment: To check the unrestricted sprawl of large built-up areas <i>Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another defensible boundary</i>	
Assessment	Score
The parcel is not at the edge of a large built-up area, in physical or perceptual terms, and does not meet purpose (a) (scored 0/1/2/3/4/5).	0

Purpose (b) assessment

Purpose (b) assessment: To prevent neighbouring towns merging into one another <i>Restricts development that would result in merging of or significant erosion of the gap between neighbouring towns.</i>	
Assessment	Score
The parcel forms a substantial part of the gap between the towns of Borough Green and Sevenoaks. It also forms a small part of the gap between the towns of Borough Green and Tonbridge. It is judged that the development of the parcel would significantly physically reduce the perceived or actual distance between Borough Green and Sevenoaks (scored 0/1/3/5)	5

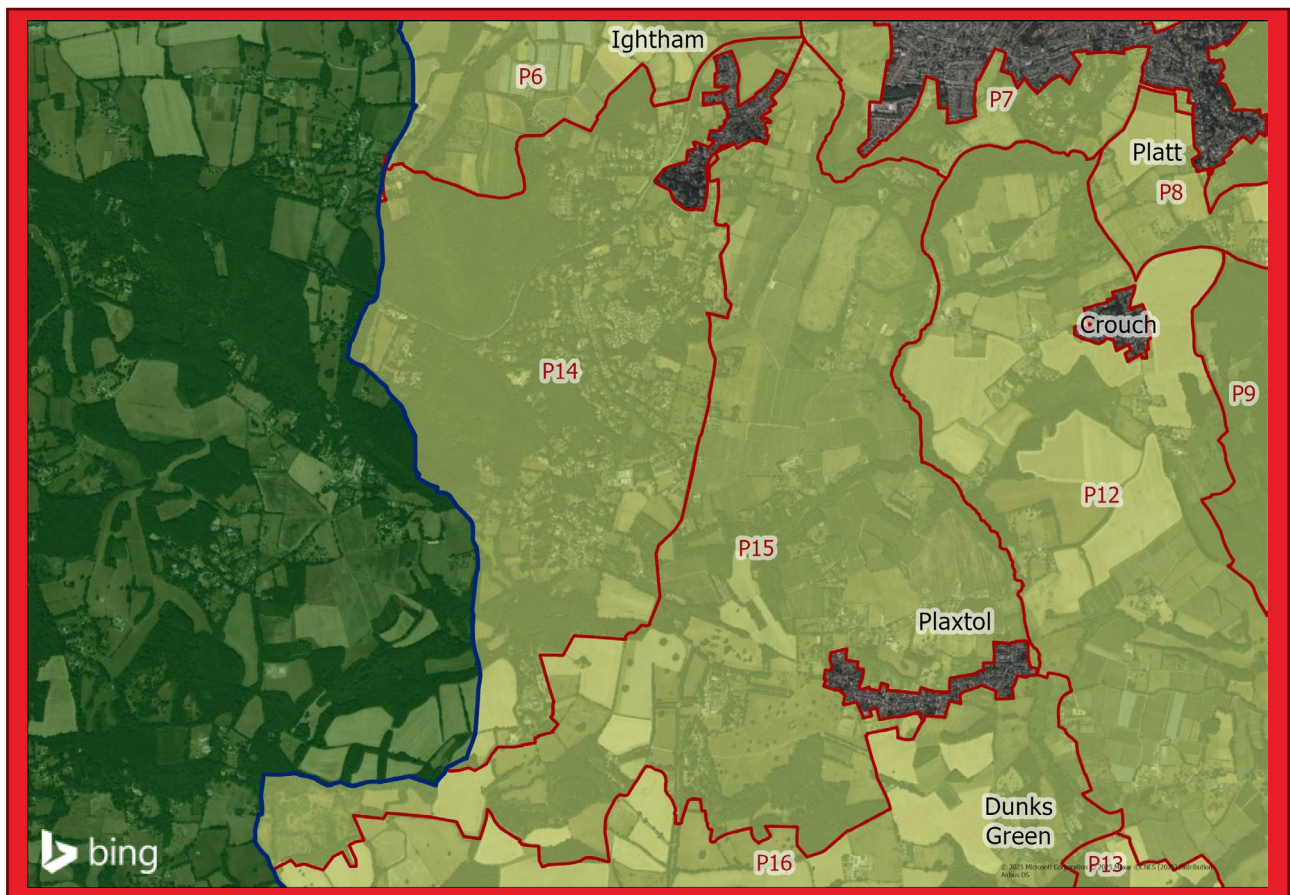
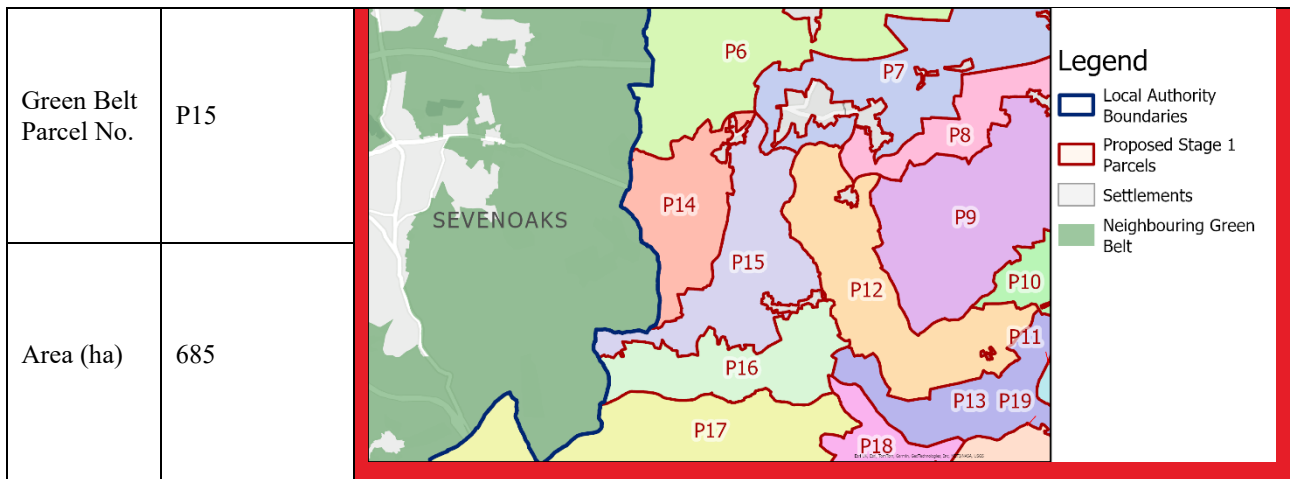
Purpose (c) assessment

Purpose (c) assessment: To assist in safeguarding the countryside from encroachment <i>Protects the openness of the countryside and is least covered by development.</i>	
Assessment	Score
Overall, the parcel has a semi-urban character. It comprises extensive washed-over, low-density residential sprawl, which introduces distinctly urbanising influences across most of the parcel, particularly to the north and centre, and reduces the openness of the land. The urbanising influence is increased due to the settlement edge of Ightham and the A25 through the northern half of the parcel. Only in the far south of the parcel is the character of the land more rural, but here too, there is development around Ightham Mote. Views within the parcel are limited by undulation, but the parcel is visible in long-range views from outside its boundary to the north and south as it is on elevated land (scored 0/1/2/3/4/5)	2

Purpose (d) assessment

Purpose (d) assessment: To preserve the setting and special character of historic towns <i>Protects land which maintains the setting of a historic town and/or makes a contribution to the special character of a historic town.</i>	
Assessment	Score
The parcel does not form part of the setting of a historic town and makes no contribution to the special character of a historic town (scored 0/1/3/5)	0

Parcel: P15



Description	The parcel is located south of Borough Green, north of Tonbridge and east of Sevenoaks. It comprises mainly open countryside with some scattered parcels of ancient woodland. Its northern boundary is open countryside immediately outside Borough Green, Its eastern boundary comprises lines of ancient woodland and open countryside along the valley of the River Bourne north of Plaxtol, and its southern boundary surrounds most of the urban edge of Plaxtol itself and then runs through open countryside north of Shipbourne. The parcel's south-western tip forms the Borough boundary with Sevenoaks District, and its western boundary runs along Ightham Road south of Ightham, before reaching Ightham itself. The northern half of the parcel slopes gently downwards into the River Bourne valley on the eastern side, while the southern half slopes down towards the south.
-------------	--

Purpose (a) assessment

Purpose (a) assessment: To check the unrestricted sprawl of large built-up areas <i>Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another defensible boundary</i>	
Assessment	Score
The parcel is not at the edge of a large built-up area, in physical or perceptual terms, and does not meet purpose (a) (scored 0/1/2/3/4/5).	0

Purpose (b) assessment

Purpose (b) assessment: To prevent neighbouring towns merging into one another <i>Restricts development that would result in merging of or significant erosion of the gap between neighbouring towns.</i>	
Assessment	Score
The parcel forms a substantial part of the gap between the towns of Borough Green and Tonbridge. It is judged that the development of the parcel would significantly physically reduce the actual (of not the perceived) distance between Borough Green and Tonbridge. The parcel also forms a small part of the gap between Borough Green and Sevenoaks (scored 0/1/3/5)	5

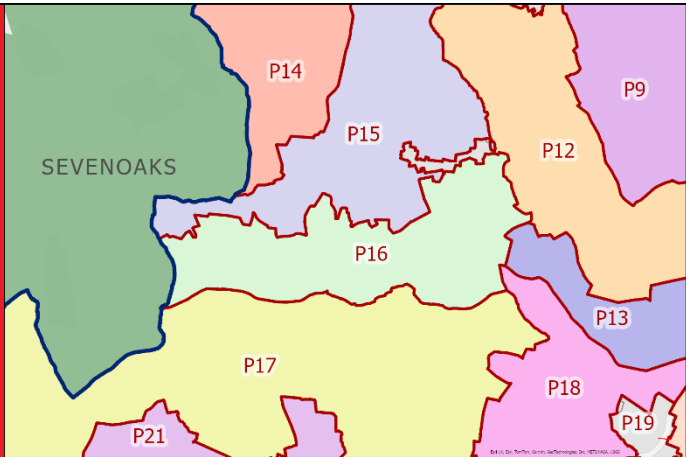
Purpose (c) assessment

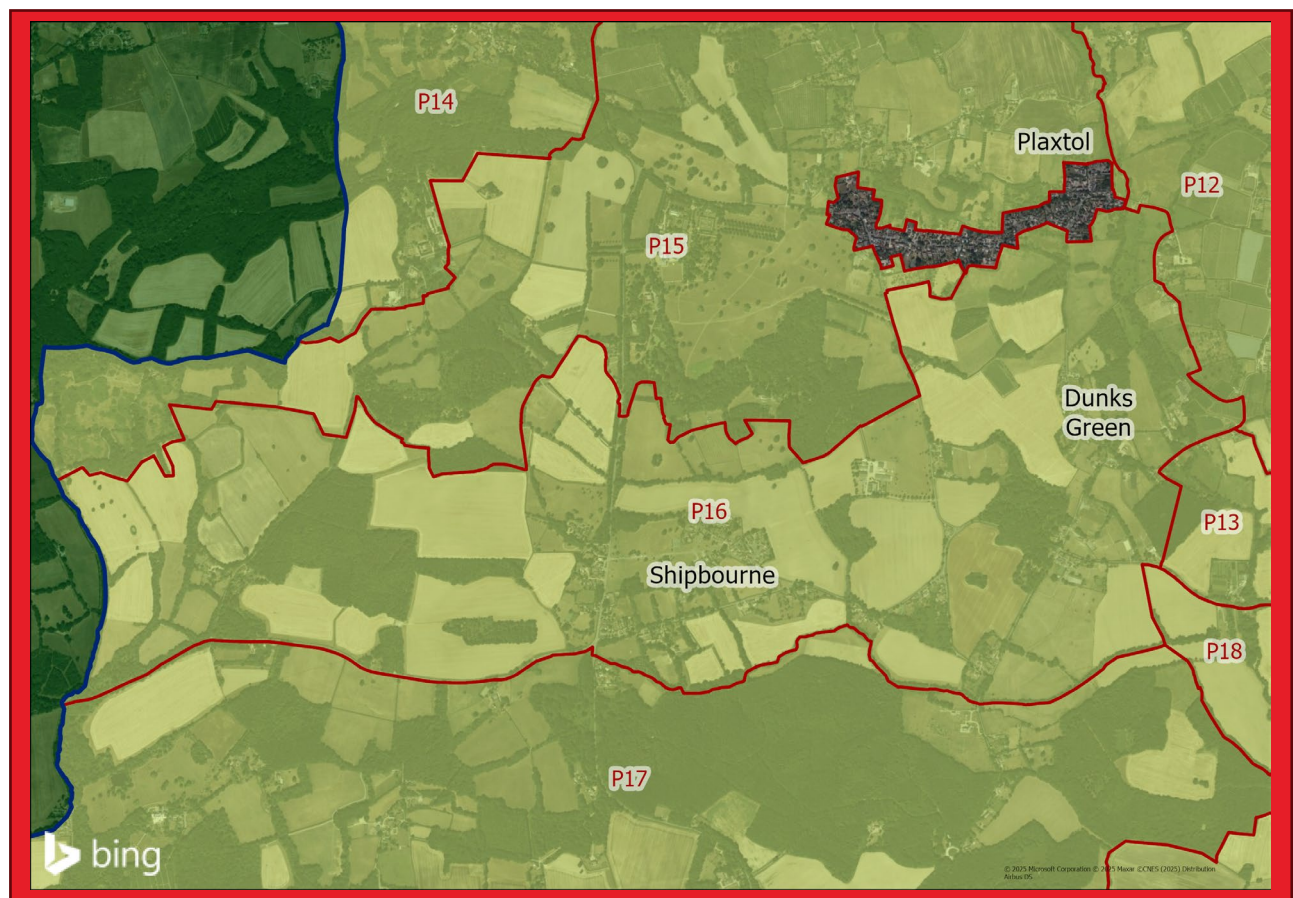
Purpose (c) assessment: To assist in safeguarding the countryside from encroachment <i>Protects the openness of the countryside and is least covered by development.</i>	
Assessment	Score
The parcel possesses a strongly unspoilt rural character. It comprises almost entirely open countryside, with small, scattered pockets of ancient woodland; the only real exception is the washed-over, dispersed hamlet of Yopps Green. While the development at Yopps Green is scattered, compromising openness and bringing an urbanising influence, as do, to a more limited extent the settlement edges of Plaxtol and Ightham, the size of the rest of the parcel means that, elsewhere, there is extensive land with a strongly rural character, with otherwise low levels of rural development, enabling a score of 5 on this criterion overall. The parcel slopes up towards the west from the River Bourne, resulting in long views from its western edge across the river valley to the east, and likewise into the part from the east. The parcel is also visible in some views from land to the south, due to the slope of its southern part (scored 0/1/2/3/4/5)	5

Purpose (d) assessment

Purpose (d) assessment: To preserve the setting and special character of historic towns <i>Protects land which maintains the setting of a historic town and/or makes a contribution to the special character of a historic town.</i>	
Assessment	Score
The parcel does not form part of the setting of a historic town and makes no contribution to the special character of a historic town (scored 0/1/3/5)	0

Parcel: P16

Green Belt Parcel No.	P16	
Area (ha)	519	



Description	The parcel is located to the immediate south and south west of Plaxtol and encompasses areas of ancient woodland as well as the villages of Shipbourne in the centre, and Dunk's Green in the east, both of which are washed over by the Green Belt. The parcel is comprised of undulating but relatively low-lying land. The northern boundary is irregular, running through open countryside north-west and north of Shipbourne before following School Lane south of Plaxtol, then cutting across open countryside to the south of the village before joining the urban edge of Plaxtol. The eastern boundary cuts through open countryside south-east of Plaxtol and east of Dunk's Green. The southern boundary runs through open countryside north of ancient woodland and south of Back Lane, Reeds Lane and Hamptons Road before running along Hildenborough Road south of Budds. The western boundary is short and regular, forming the Borough boundary with Sevenoaks district through open countryside west of Budds.
-------------	--

Purpose (a) assessment

Purpose (a) assessment: To check the unrestricted sprawl of large built-up <i>Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another defensible boundary</i>	
Assessment	Score
The parcel is not at the edge of a large built-up area, in physical or perceptual terms, and does not meet purpose (a) (scored 0/1/2/3/4/5).	0

Purpose (b) assessment

Purpose (b) assessment: To prevent neighbouring towns merging into one another <i>Restricts development that would result in merging of or significant erosion of the gap between neighbouring towns.</i>	
Assessment	Score
The parcel forms a small part of a gap between the towns of Tonbridge and Hilden Park and Borough Green, where there is scope for some development without visually or physically reducing the perceived or actual distance between towns (scored 0/1/3/5)	3

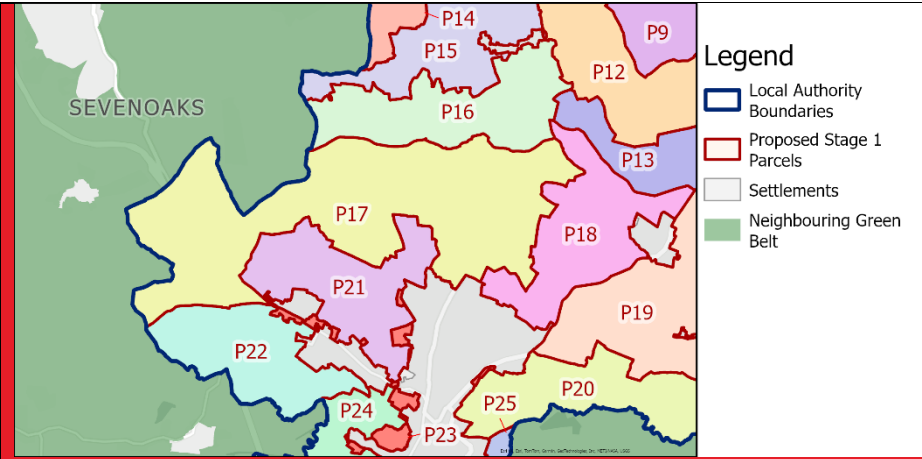
Purpose (c) assessment

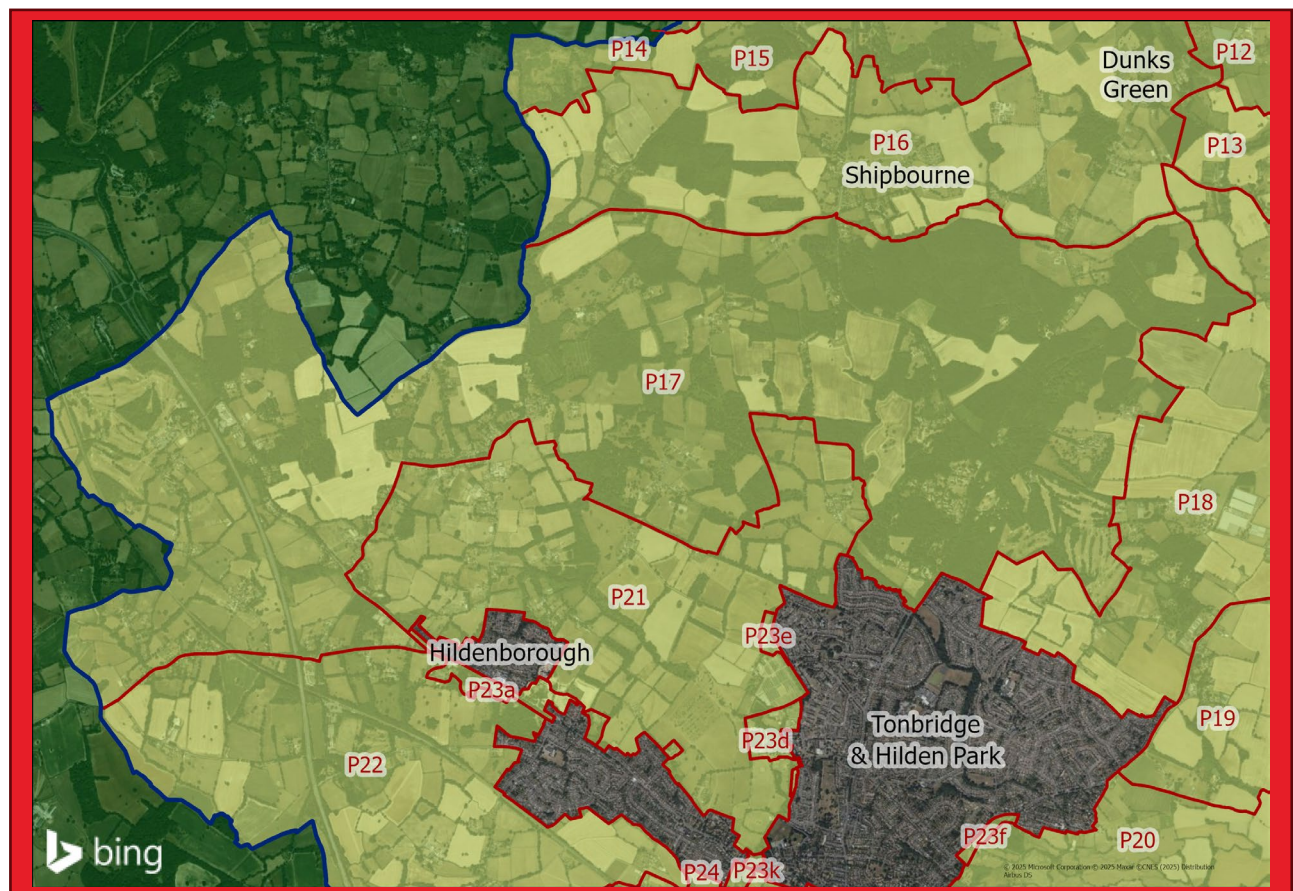
Purpose (c) assessment: To assist in safeguarding the countryside from encroachment <i>Protects the openness of the countryside and is least covered by development.</i>	
Assessment	Score
Overall, the parcel possesses a strongly rural character. It is largely unspoilt open countryside with scattered areas of ancient woodland, but narrowly scores a 4 rather than 5 on this criterion due to the relatively large extent of scattered development at the village of Shipbourne, and further ribbon development at Dunk's Green along Long Mill Lane and to a lesser extent along Dunk's Green Road. To the north, the edge of Plaxtol is another urbanising influence. The land is undulating, which limits views within the parcel. As it is relatively low-lying, there are views into the parcel from higher land to the north and east (scored 0/1/2/3/4/5)	4

Purpose (d) assessment

Purpose (d) assessment: To preserve the setting and special character of historic towns	
Assessment	Score
The parcel does not form part of the setting of a historic town and makes no contribution to the special character of a historic town (scored 0/1/3/5)	0

Parcel: P17

Green Belt Parcel No.	P17	
Area (ha)	1,449	



Description	The parcel extends across undulating land north and north-west of Tonbridge and Hilden Park, encompassing areas of open countryside and extensive pockets of ancient woodland in the centre and east of the parcel. It is bordered to the north by the borough boundary with Sevenoaks District, then Hildenborough Road and open countryside south of Shipbourne. To the east the parcel adjoins open countryside west of Hadlow, and to the south (moving from east to west) by open countryside north of Tonbridge, the urban edge of Tonbridge itself, and then by open countryside north of Hilden Park and Hildenborough (with Coldharbour Lane forming the boundary). The southern boundary then passes along the B245 close to Hildenborough, then along Noble Tree Road and Philpots Lane to the west of Hildenborough. The western boundary is the Borough boundary with Sevenoaks District. The A21 Tonbridge bypass, a dual carriageway, passes through the western part of the parcel.
-------------	--

Purpose (a) assessment

Purpose (a) assessment: To check the unrestricted sprawl of large built-up areas <i>Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another defensible boundary</i>	
Assessment	Score
The parcel is not at the edge of a large built-up area, in physical or perceptual terms, and does not meet purpose (a) (scored 0/1/2/3/4/5).	0

Purpose (b) assessment

Purpose (b) assessment: To prevent neighbouring towns merging into one another <i>Restricts development that would result in merging of or significant erosion of the gap between neighbouring towns.</i>	
Assessment	Score
The parcel forms a substantial part of the gap between Tonbridge and Hilden Park, and Sevenoaks. It also forms a small part of the gap between Tonbridge and Hilden Park, and Borough Green. It is judged that the development of the parcel would significantly visually and physically reduce the perceived or actual distance between Tonbridge and Sevenoaks (scored 0/1/3/5)	5

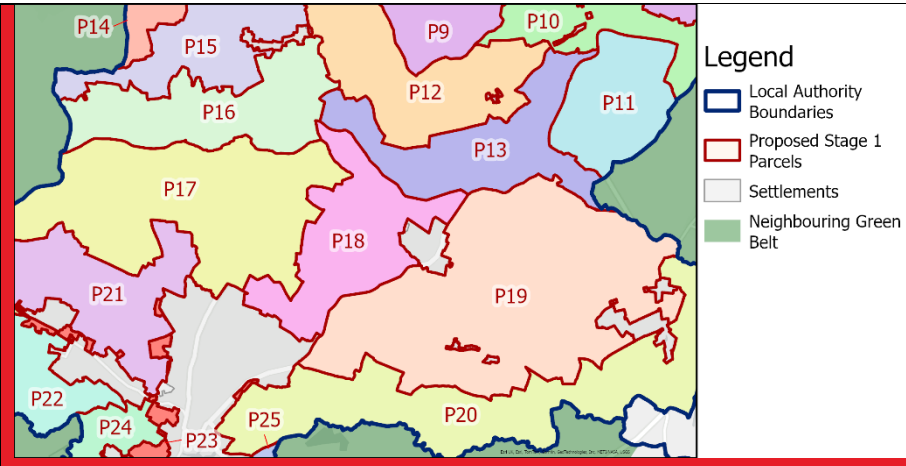
Purpose (c) assessment

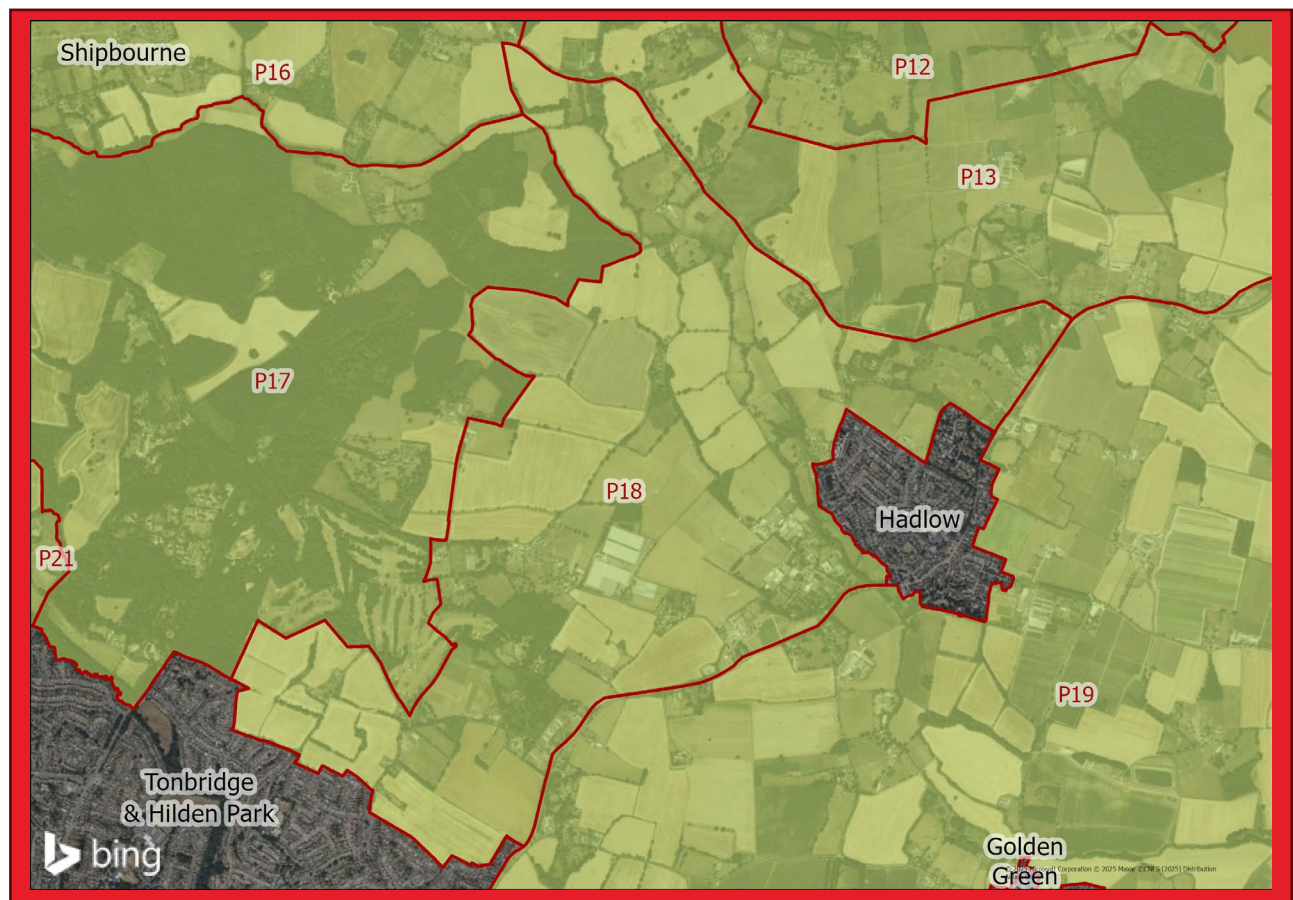
Purpose (c) assessment: To assist in safeguarding the countryside from encroachment <i>Protects the openness of the countryside and is least covered by development.</i>	
Assessment	Score
The parcel possesses a largely rural character. The A21 Tonbridge bypass, a dual carriageway, passes through its western part of the parcel, which is an urbanising influence. There is relatively extensive washed-over Green Belt development in the western part of the parcel (in the A21 corridor), including dispersed ribbon development along the B245, Nizells and its golf course, and along Nizells and Egg Pie Lanes. Further east, there is development along Vines and Ridings Lanes, at Coldharbour (western end of Horns Lodge Lane), along Shipbourne Road and a golf course north of Tonbridge- all of these are urbanising influences and many of them reduce the openness of the parcel. The edges of Tonbridge and Hildenborough also bring urbanising influences. However, away from these developments, particularly to the north and north-east, the remainder of the parcel is characterised by a much more rural character, due to ancient woodland and open rural fields (scored 0/1/2/3/4/5)	3

Purpose (d) assessment

Purpose (d) assessment: To preserve the setting and special character of historic towns <i>Protects land which maintains the setting of a historic town and/or makes a contribution to the special character of a historic town.</i>	
Assessment	Score
Although adjacent to Tonbridge, which is a historic town, the parcel does not form part of the setting of the historic assets of Tonbridge and makes no contribution to its special character. This is as a result of the physical and perceptual distance between the historic assets of Tonbridge and the parcel itself (scored 0/1/3/5)	0

Parcel: P18

Green Belt Parcel No.	P18	
Area (ha)	512	



Description	The parcel extends across generally low lying, largely flat land to the north-east of Tonbridge and to the west of Hadlow. It is almost entirely open countryside with only small areas of ancient woodland. The northern boundary of the parcel extends along Hamptons Road, Carpenters Lane and Common Road. The entire eastern boundary is the A26 Tonbridge and Maidstone Roads, except for the north, west and south urban edge of Hadlow. The southern boundary is the urban edge of Tonbridge and the western boundary runs through open countryside north of Tonbridge, with the exception of running along Higham Lane for a brief stretch.
-------------	---

Purpose (a) assessment

Purpose (a) assessment: To check the unrestricted sprawl of large built-up <i>Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another defensible boundary</i>	
Assessment	Score
The parcel is not at the edge of a large built-up area, in physical or perceptual terms, and does not meet purpose (a) (scored 0/1/2/3/4/5).	0

Purpose (b) assessment

Purpose (b) assessment: To prevent neighbouring towns merging into one another <i>Restricts development that would result in merging of or significant erosion of the gap between neighbouring towns.</i>	
Assessment	Score
The parcel forms a substantial part of the gap between the towns of Tonbridge and Kings Hill. It also forms a small part of the gap between the towns of Tonbridge and Borough Green It is judged that the development of the parcel would significantly physically reduce the perceived or actual distance between Tonbridge and Kings Hill (scored 0/1/3/5)	5

Purpose (c) assessment

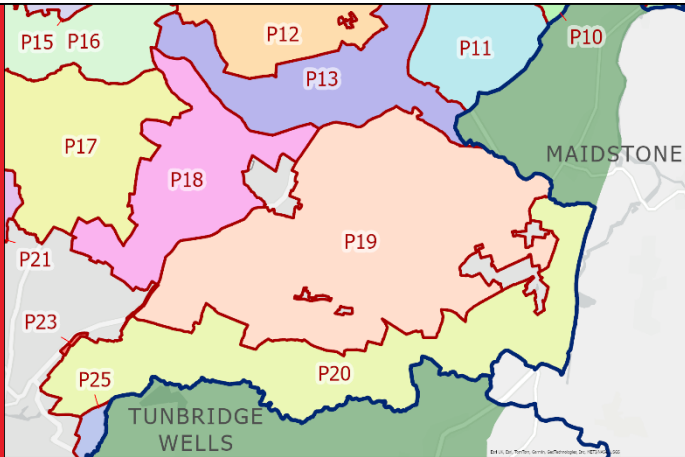
Purpose (c) assessment: To assist in safeguarding the countryside from encroachment <i>Protects the openness of the countryside and is least covered by development.</i>	
Assessment	Score
The parcel possesses, a largely rural character. While the vast majority of the land is open countryside, with urbanising influences particularly absent in its north-west, further to the south and east there is extensive washed over development, which brings urbanising influences and in some cases compromises openness. This includes: extensive development at Hadlow College and Hadlow Rural Community School; ribbon development along the A26, Carpenters Lane and Steers Place north of Hadlow; residential development at the junction of High House and Ashes Lanes; light industry along Cuckoo Lane; and a small part of a golf course extending into the parcel on the western side. There are further urbanising influences from the long boundaries with the urban edges of Tonbridge and Hadlow. There are medium to long views along the eastern side of the parcel and there are long views into the parcel from elevated land to its north (scored 0/1/2/3/4/5)	3

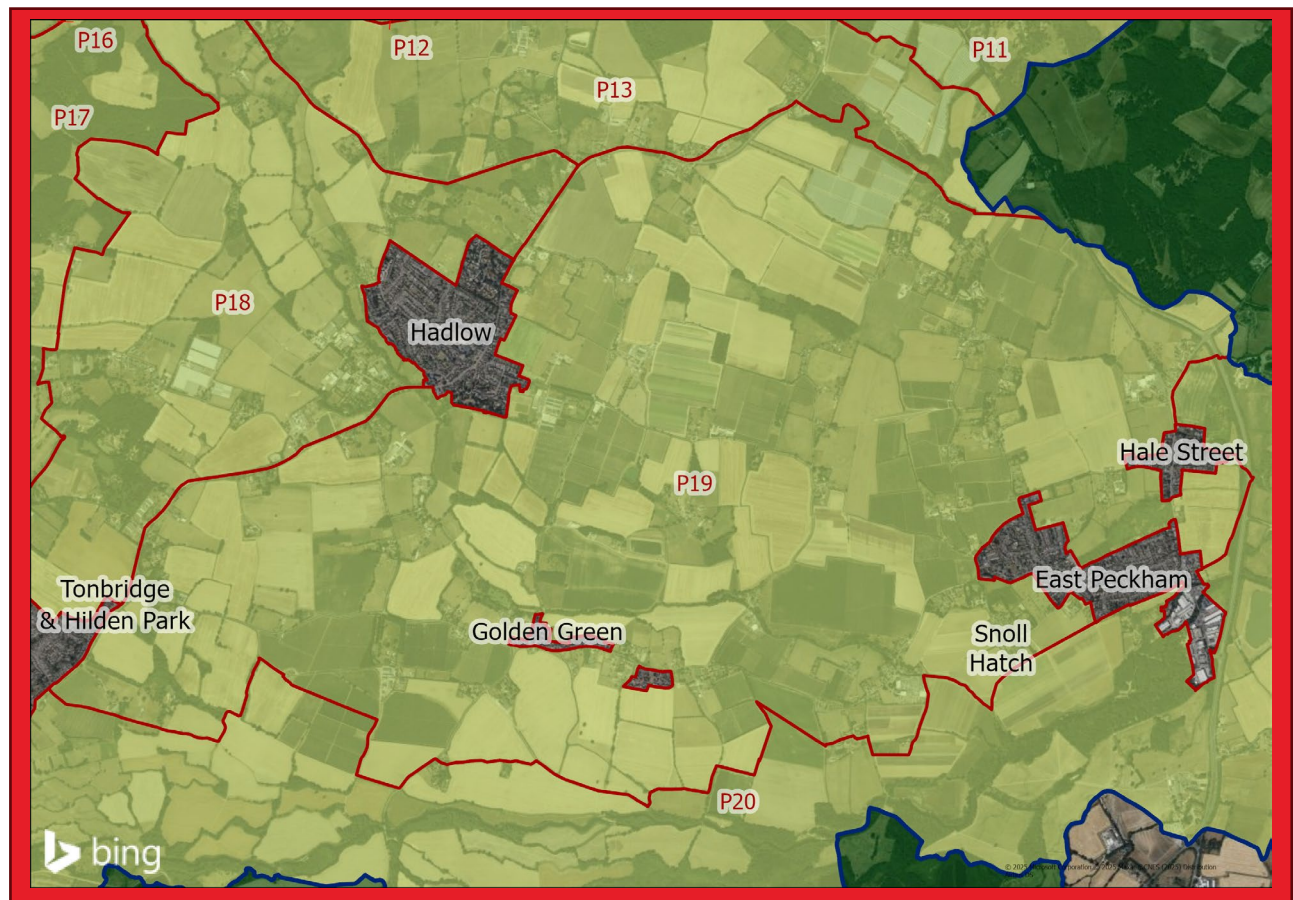
Purpose (d) assessment

Purpose (d) assessment: To preserve the setting and special character of historic towns <i>Protects land which maintains the setting of a historic town and/or makes a contribution to the special character of a historic town.</i>	
Assessment	Score

Although adjacent to Tonbridge, which is a historic town, the parcel does not form part of the setting of the historic assets of Tonbridge and makes no contribution to its special character. This is as a result of the physical and perceptual distance between the historic assets of Tonbridge and the parcel itself (scored 0/1/3/5)	0
---	----------

Parcel: P19

Green Belt Parcel No.	P19	
Area (ha)	1,420	



Description	The parcel extends across largely flat land to the north-east of Tonbridge and south of Hadlow, comprising almost entirely open countryside, though it surrounds the villages of Golden Green and East Peckham, and the hamlet of Hale Street (the hamlet of Snoll Hatch is washed over). It is bordered to the north-west by the urban edge of Tonbridge, the A26 road, the settlement edge of Hadlow, and then the A26 again north of Hadlow. To the north, its boundary follows a watercourse through open countryside north-west of East Peckham. To the east, the boundary comprises Hale Street (both the road and the hamlet of that name), extending to the A228 East Peckham bypass, and East Peckham itself. To the south, the boundary passes through open countryside south of Golden Green and north of the River Medway, passing for a brief stretch along Hartlake Road.
-------------	--

Purpose (a) assessment

Purpose (a) assessment: To check the unrestricted sprawl of large built-up areas <i>Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another defensible boundary</i>	
Assessment	Score
The parcel is not at the edge of a large built-up area, in physical or perceptual terms, and does not meet purpose (a) (scored 0/1/2/3/4/5).	0

Purpose (b) assessment

Purpose (b) assessment: To prevent neighbouring towns merging into one another <i>Restricts development that would result in merging of or significant erosion of the gap between neighbouring towns.</i>	
Assessment	Score
The parcel forms a substantial part of the gap between the towns of Tonbridge and Kings Hill. It also forms a small part of the gap between the towns of Tonbridge and Maidstone. It is judged that the development of the parcel would significantly physically reduce the perceived or actual distance between Tonbridge and Kings Hill (scored 0/1/3/5)	5

Purpose (c) assessment

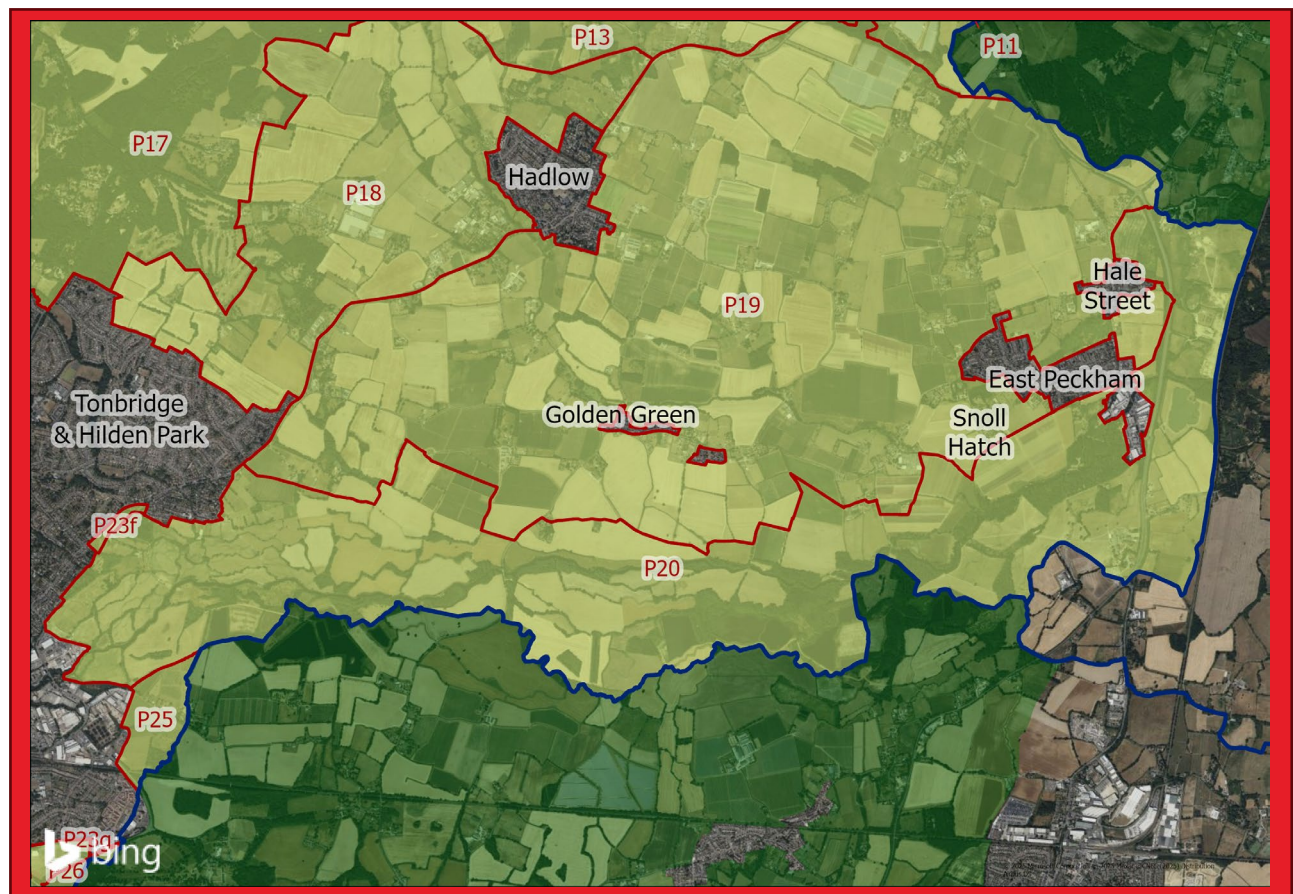
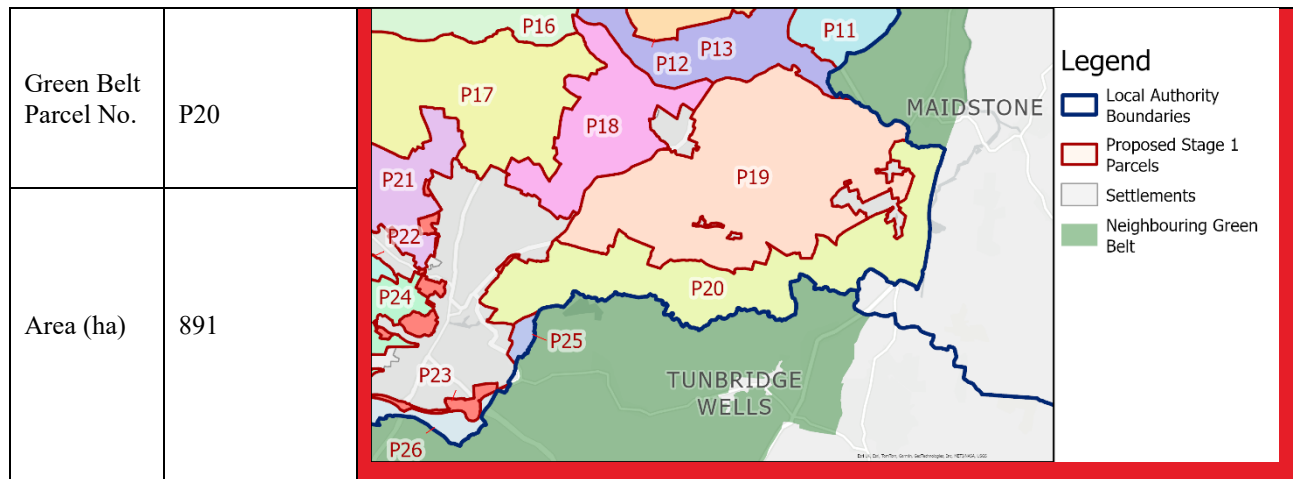
Purpose (c) assessment: To assist in safeguarding the countryside from encroachment <i>Protects the openness of the countryside and is least covered by development.</i>	
Assessment	Score
The parcel possesses a largely rural character. It contains the villages of Golden Green and Barnes Street, which are both small and rural in character, and therefore do not significantly impact physically or perceptually on the openness of the surrounding countryside. East Peckham and Hadlow have some urbanising influences as larger settlements. Although the vast majority of the rest of the parcel comprises open countryside, there is fairly regular washed-over development across most of its extent; though each individual development is in most cases small, cumulatively it is extensive enough to affect the overall character of the land. These include housing at Parker's Green, small industrial estates east of Hadlow, the hamlet of Goose Green, ribbon development along Bush Road and Bullen Lane north of East Peckham, development at Seven Mile Lane north of Hale Street, the hamlet of Snoll Hatch, and the Muraspec factory. The parcel is generally flat, with a very gentle rise to the west; there are medium to long views across the parcel from the western side (scored 0/1/2/3/4/5)	3

Purpose (d) assessment

Purpose (d) assessment: To preserve the setting and special character of historic towns <i>Protects land which maintains the setting of a historic town and/or makes a contribution to the special character of a historic town.</i>	
Assessment	Score

Although adjacent to Tonbridge, which is a historic town, the parcel does not form part of the setting of the historic assets of Tonbridge and makes no contribution to its special character. This is as a result of the physical and perceptual distance between the historic assets of Tonbridge and the parcel itself (scored 0/1/3/5)	0
---	---

Parcel: P20



Description	The parcel extends across largely flat land directly to the east of Tonbridge, comprising almost entirely open countryside and branching channels of the River Medway. There is almost no ancient woodland in the area. To the north, the parcel boundary is irregular, running through open countryside north-east of Tonbridge and south, then east of East Peckham. Its eastern boundary follows a railway line east of Beltring. The southern boundary follows the Borough boundary with Tunbridge Wells district. The western boundary follows the eastern urban edge of Tonbridge.
-------------	---

Purpose (a) assessment

Purpose (a) assessment: To check the unrestricted sprawl of large built-up <i>Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another defensible boundary</i>	
Assessment	Score
The parcel is not at the edge of a large built-up area, in physical or perceptual terms, and does not meet purpose (a) (scored 0/1/2/3/4/5).	0

Purpose (b) assessment

Purpose (b) assessment: To prevent neighbouring towns merging into one another <i>Restricts development that would result in merging of or significant erosion of the gap between neighbouring towns.</i>	
Assessment	Score
The parcel forms a substantial part of the gap between Tonbridge and Paddock Wood and a small part of the gap between Tonbridge and Maidstone. It is judged that the development of the parcel would significantly physically reduce the perceived or actual distance between Tonbridge and Paddock Wood (scored 0/1/3/5)	5

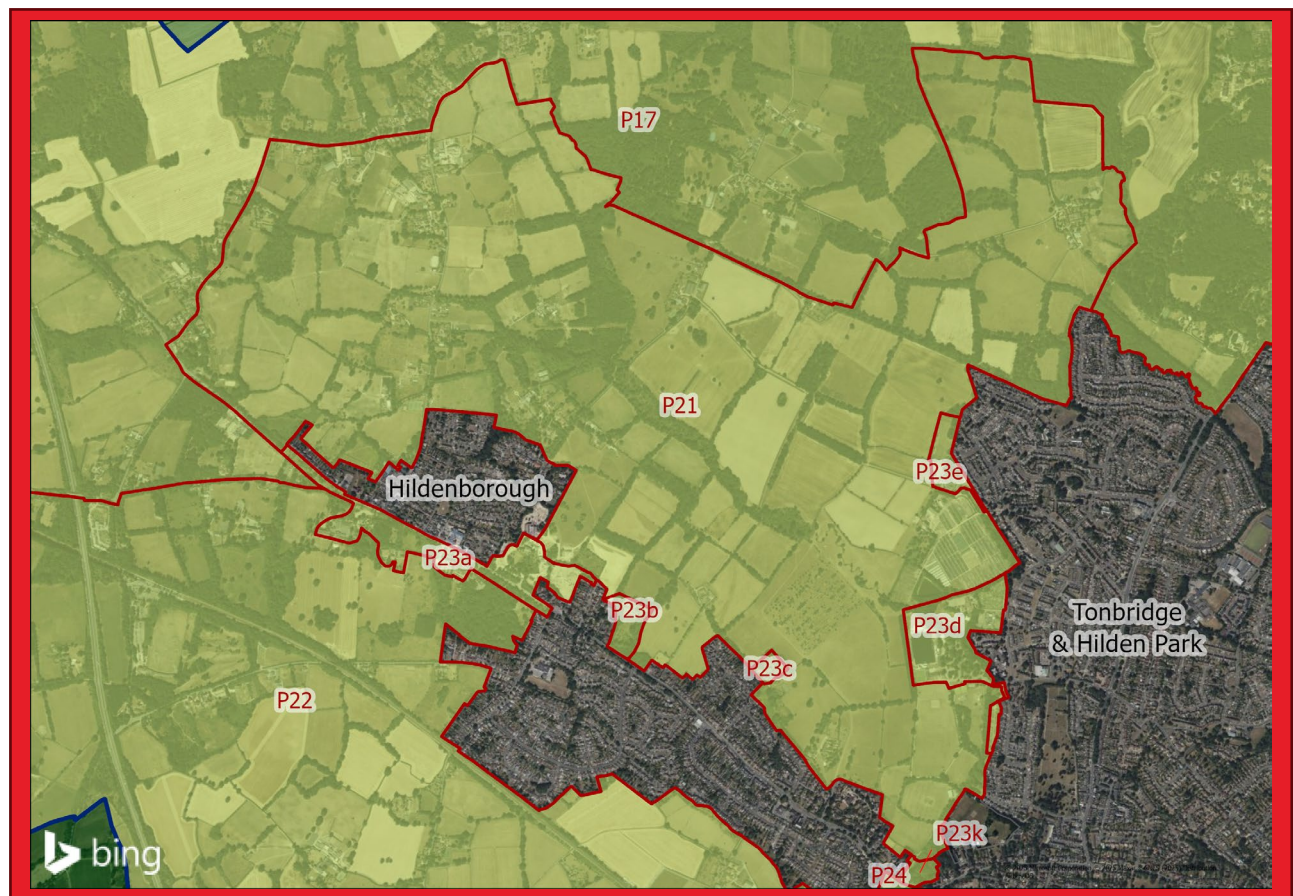
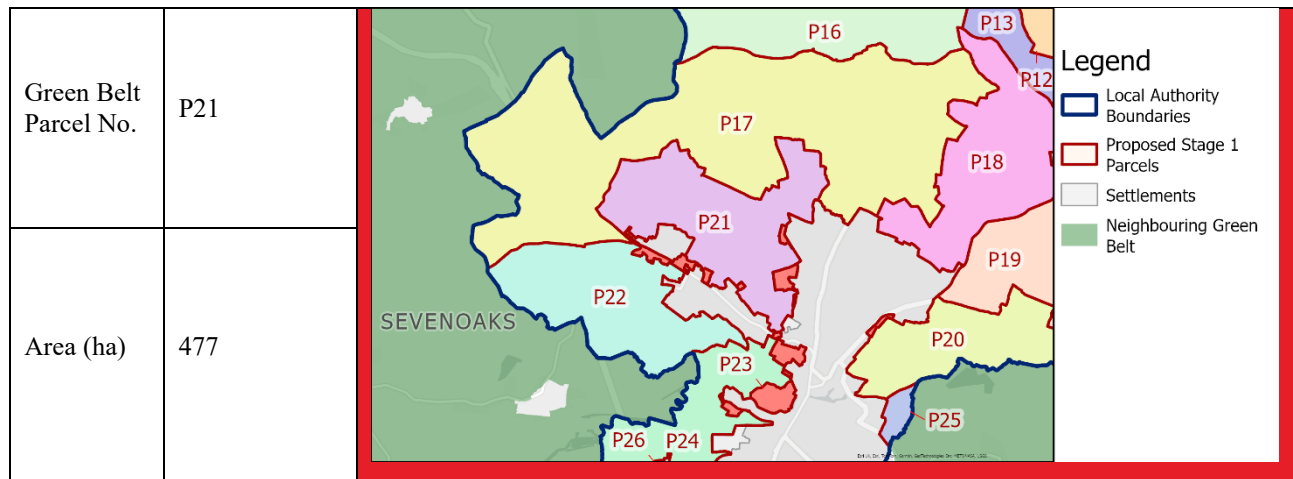
Purpose (c) assessment

Purpose (c) assessment: To assist in safeguarding the countryside from encroachment <i>Protects the openness of the countryside and is least covered by development.</i>	
Assessment	Score
The parcel possesses a strongly unspoilt rural character. Almost all of the parcel is open, rural and undeveloped, with the sole exceptions being the Hop Farm visitor attraction to the south-east and the washed-over hamlet of Beltring adjacent to it. Otherwise, the A228 dual carriageway, again in the east of the parcel, also introduces an urbanising influence, as does the urban edges of Tonbridge to the west and of East Peckham to the north-east. However, the urbanising influences, with the exception of Tonbridge, are concentrated in a small part of a very large parcel. The topography is largely flat, and in a river valley, offering long-range views into and out of the parcel to elevated land to both the south and north (scored 0/1/2/3/4/5)	5

Purpose (d) assessment

Purpose (d) assessment: To preserve the setting and special character of historic towns <i>Protects land which maintains the setting of a historic town and/or makes a contribution to the special character of a historic town.</i>	
Assessment	Score
Although adjacent to Tonbridge, which is a historic town, the parcel does not form part of the setting of the historic assets of Tonbridge and makes no contribution to its special character. This is as a result of the physical and perceptual distance between the historic assets of Tonbridge and the parcel itself (scored 0/1/3/5)	0

Parcel: P21



Description	The parcel extends across gently undulating land, generally forming a bowl, north-west of Tonbridge and Hilden Park and north of Hildenborough. It is almost entirely open countryside, with just minor pockets of ancient woodland along the valley of the brook in its centre. It is bordered to the north across Coldharbour Lane by open countryside and ancient woodland north-west of Tonbridge. It is bordered to the east by the urban edge of Tonbridge, and development in the countryside adjacent to it. It is bordered to the south by (from east to west) the urban edge of Hilden Park and development in the countryside adjacent to it; the settlement edge of Hildenborough, and the B245 road west of Hildenborough. It is bordered to the west by open countryside, with Mill Lane as the boundary.
-------------	--

Purpose (a) assessment

Purpose (a) assessment: To check the unrestricted sprawl of large built-up areas <i>Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another defensible boundary</i>	
Assessment	Score
The parcel is not at the edge of a large built-up area, in physical or perceptual terms, and does not meet purpose (a) (scored 0/1/2/3/4/5).	0

Purpose (b) assessment

Purpose (b) assessment: To prevent neighbouring towns merging into one another <i>Restricts development that would result in merging of or significant erosion of the gap between neighbouring towns.</i>	
Assessment	Score
The parcel forms a small part of the gap between the towns of Tonbridge and Hilden Park and Sevenoaks, where there is scope for some development without visually or physically reducing the perceived or actual distance between the towns (scored 0/1/3/5)	3

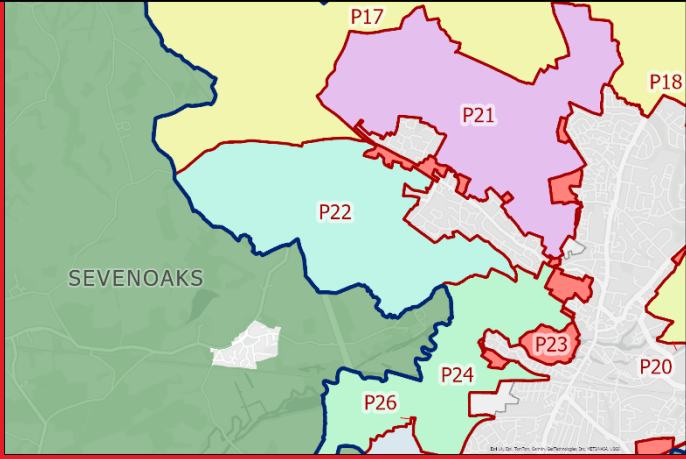
Purpose (c) assessment

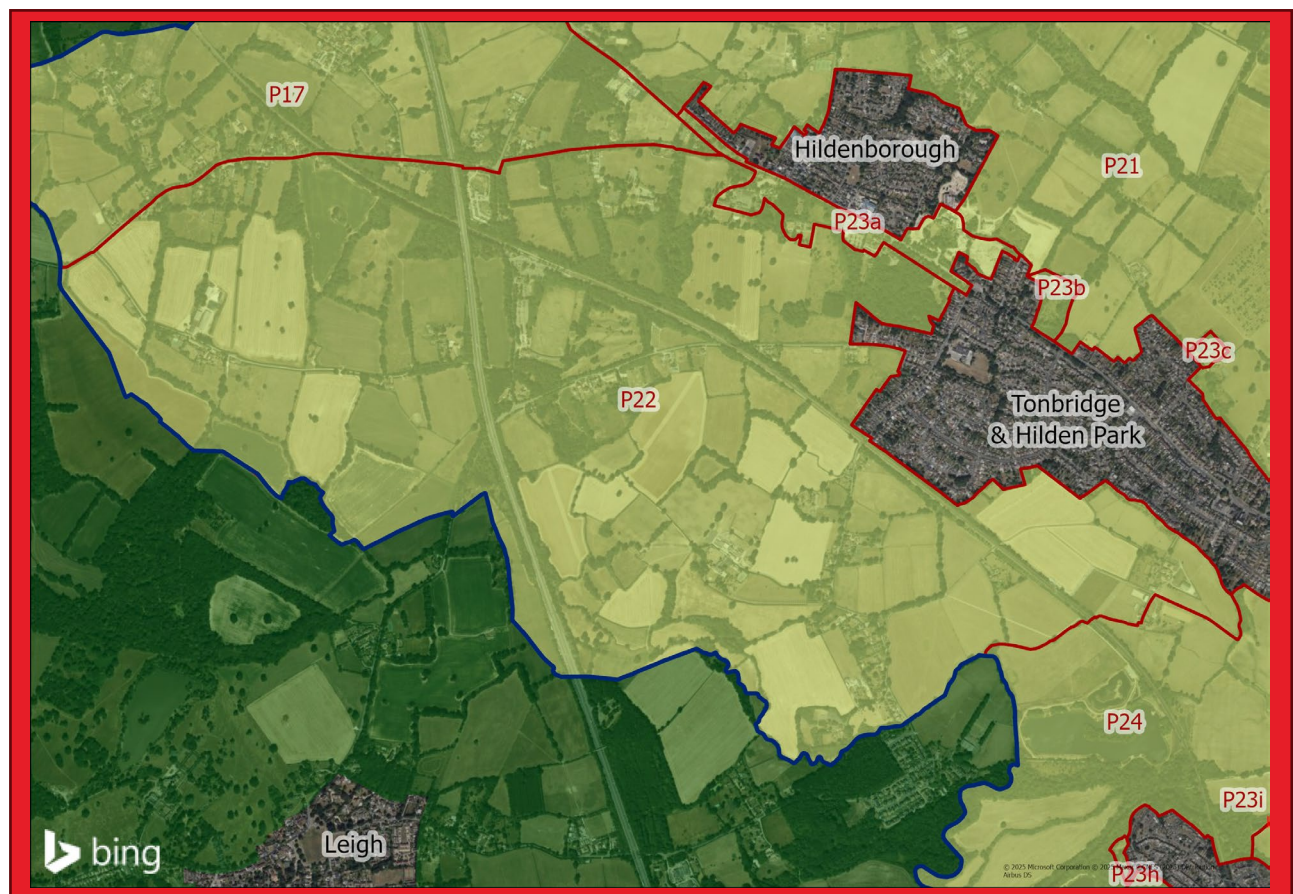
Purpose (c) assessment: To assist in safeguarding the countryside from encroachment <i>Protects the openness of the countryside and is least covered by development.</i>	
Assessment	Score
Overall, the parcel has a largely rural character. While the vast majority of the parcel comprises undeveloped, open countryside, particularly to its east, there is encroachment in the western half of the parcel that brings urbanising influences, particularly ribbon development along Riding Lane and south of Vines Lane, and to a lesser extent along Coldharbour Lane and Mill Lane; as well as Hildenborough cricket and tennis clubs, and the development at Oakhill between Hildenborough and Hilden Park. The settlement edges of Hildenborough, Tonbridge and Hilden Park also all themselves bring further urbanising influences. There are short to medium-range views within the parcel of the land within it, and some intervisibility between the parcel and the higher land of the Kent Downs to the north (scored 0/1/2/3/4/5)	3

Purpose (d) assessment

Purpose (d) assessment: To preserve the setting and special character of historic towns <i>Protects land which maintains the setting of a historic town and/or makes a contribution to the special character of a historic town.</i>	
Assessment	Score
The parcel plays a limited role in maintaining the setting of the historic town of Tonbridge, whose conservation area is very close to the south-easternmost part of the parcel and is on rising ground, thus having potential to overlook it. However, this area is small in extent, meaning the parcel can only be said to make little contribution to the special character of Tonbridge as a historic town, in part also due to intervening woodland at the potentially most intervisible point. The rest of the urban edge of Tonbridge that the parcel adjoins is outside the conservation area, not therefore contributing to its special character. Away from Tonbridge, the rest of the parcel does not form part of the setting of any historic town (scored 0/1/3/5)	1

Parcel: P22

Green Belt Parcel No.	P22	
Area (ha)	437	



Description	The parcel comprises gently rolling, low-lying open countryside with very limited woodland cover. It lies to the west and south-west of Hildenborough and Hilden Park (the latter of which forms part of the town of Tonbridge and Hilden Park for the purposes of this assessment). Its northern boundary follows Philpots Lane and Noble Tree Road through open countryside. To the east, it abuts open land on the edge of Hildenborough and the settlement edges of Hilden Park, to the south, flat, open countryside west of Tonbridge and to the south-west and west the Borough boundary with Sevenoaks District, comprising open countryside close to Leigh. The parcel is bisected north-south by the A21 Tonbridge Bypass.
-------------	---

Purpose (a) assessment

Purpose (a) assessment: To check the unrestricted sprawl of large built-up areas <i>Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another defensible boundary</i>	
Assessment	Score
The parcel is not at the edge of a large built-up area, in physical or perceptual terms, and does not meet purpose (a) (scored 0/1/2/3/4/5)	0

Purpose (b) assessment

Purpose (b) assessment: To prevent neighbouring towns merging into one another <i>Restricts development that would result in merging of or significant erosion of the gap between neighbouring towns.</i>	
Assessment	Score
The parcel forms a small part of a gap between the towns of Tonbridge and Hilden Park and Sevenoaks, where there is scope for some development without visually or physically reducing the perceived or actual distance between towns (scored 0/1/3/5)	3

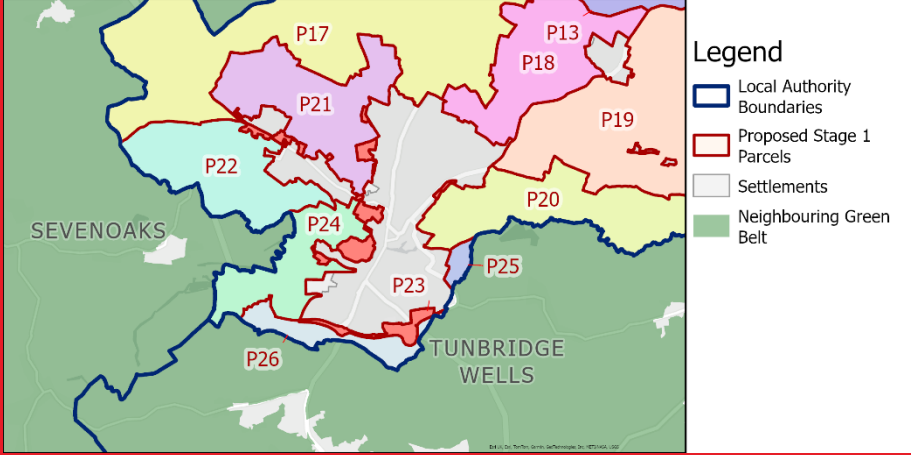
Purpose (c) assessment

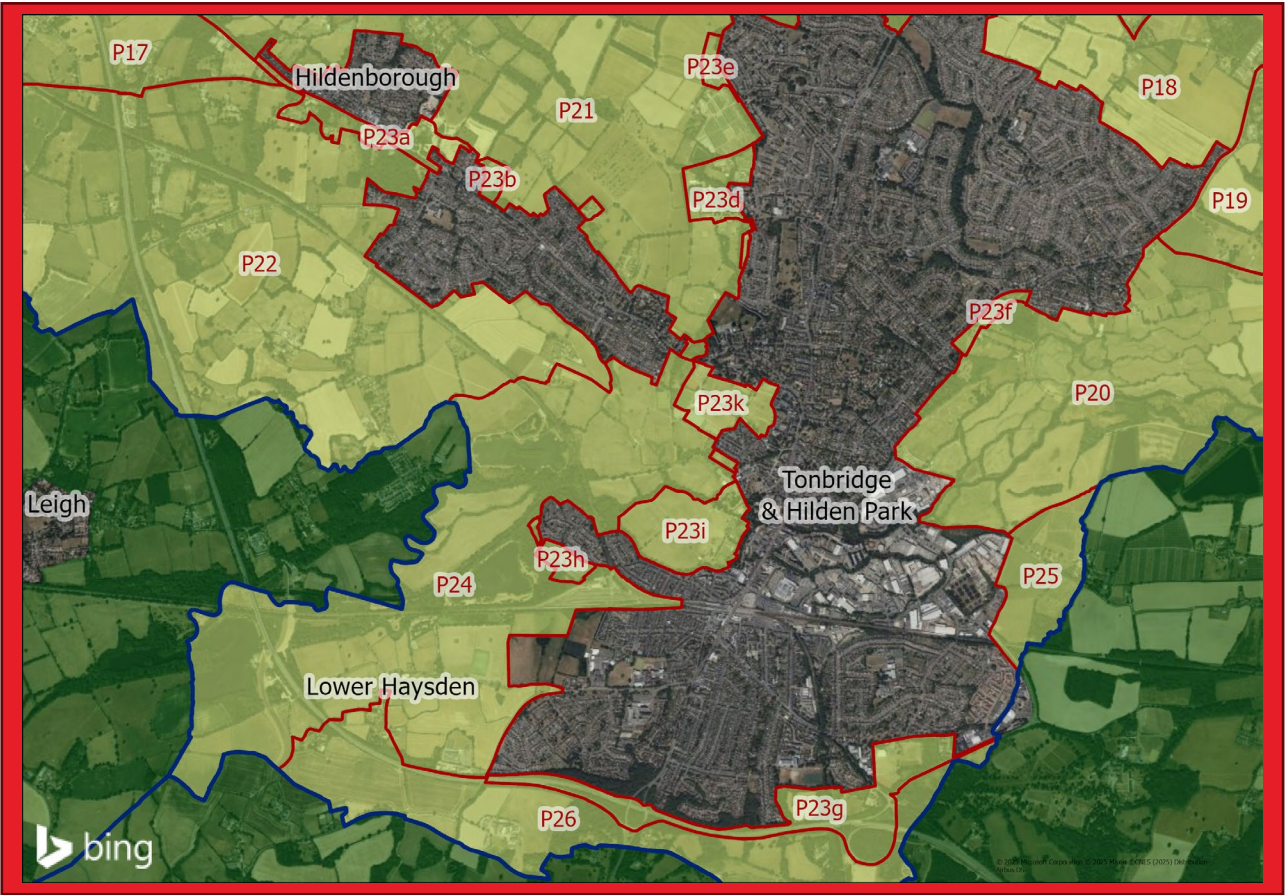
Purpose (c) assessment: To assist in safeguarding the countryside from encroachment <i>Protects the openness of the countryside and is least covered by development.</i>	
Assessment	Score
Overall, the parcel has a largely rural character. The third of the parcel west of the A21 Tonbridge Bypass is less developed and more open than the two-thirds of the parcel to the east. East of the bypass (which generates urbanising influences of its own), while also largely rural, there are more distinctly urbanising influences, including some washed-over ribbon development along Leigh and Noble Tree Roads, a railway line, Hildenborough station and its car park, and the proximity and visual influence of Hildenborough and Hilden Park themselves. Due to the generally low-lying land, most views within the parcel, or of the parcel from outside its boundary, are short to medium rather than long-range (scored 0/1/2/3/4/5)	3

Purpose (d) assessment

Purpose (d) assessment: To preserve the setting and special character of historic towns <i>Protects land which maintains the setting of a historic town and/or makes a contribution to the special character of a historic town.</i>	
Assessment	Score
Despite being adjacent to the Hilden Park area of Tonbridge, which is a historic town, the parcel does not form part of the setting of a historic town and makes no contribution to the special character of a historic town. This is as a result of the distance, in physical and perceptual terms, between the parcel and historic elements of Tonbridge; the two lacking intervisibility due to little difference in elevation between them; and only limited presence of historic features within the parcel itself (scored 0/1/3/5)	0

Parcel: P23

Green Belt Parcel No.	P23	
Area (ha)	118 (across 11 separate sub-parcels) 23a: 13.4ha 23b: 2.4ha 23c: 0.9ha 23d: 11.1ha 23e: 2.8ha 23f: 3.3ha 23g: 39.4ha 23h: 4.5ha 23i: 24.0ha 23j: 0.8ha 23k: 15.0ha	







Description	The parcel is split by the town of Tonbridge and Hilden Park into multiple smaller sub-parcels. In total, there are eleven of these, which for the purposes of this assessment are labelled 23a-k) clockwise as follows: 23a) is linear along the B245, lying south of Hildenborough and north of Hilden Park, 23 b) and 23c) are both small areas of land north of Hilden Park, 23 d) and 23 e) are separate small areas adjacent to the north-western urban edge of Tonbridge; 23 f) is a long, linear area on the eastern edge of Tonbridge; 23 g) is an even longer and more linear area between the southernmost edge of Tonbridge urban area and the A26/A21 bypasses; 23 h) is in two almost separate parts to the south of the Barden Park area of Tonbridge. To the north, 23 i) mainly forms a flat island in the River Medway. 23 j) is a small part of the western edge of Tonbridge south of Hawden Road, and 23 k) comprises the playing fields of Tonbridge School, also on the western edge of the urban area. Where a statement applies only to one of these sub-parcels, this is stated in the assessment. Despite this significant fragmentation, all sub-parcels have elements in common. The land is generally flat, open and low-lying, containing minor and major watercourses but almost no ancient woodland. As Tonbridge and Hilden Park lie in a bowl formed by the valley of the River Medway and its associated watercourses, the sub-parcels lying furthest from these watercourses (namely, 23 b), c), e) f) and g) comprise more undulating land.
-------------	---

Purpose (a) assessment

Purpose (a) assessment: To check the unrestricted sprawl of large built-up areas <i>Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another defensible boundary</i>	
Assessment	Score

The parcel is not at the edge of a large built-up area, in physical or perceptual terms, and does not meet purpose (a) (scored 0/1/2/3/4/5).	0
--	---

Purpose (b) assessment

Purpose (b) assessment: To prevent neighbouring towns merging into one another <i>Restricts development that would result in merging of or significant erosion of the gap between neighbouring towns.</i>	
Assessment	Score
All sub-parcels surround the urban edge of Tonbridge and Hilden Park, but no sub-parcel, individually or collectively, is of a scale that would result in merging of or significant erosion of the gap between Tonbridge and Hilden Park and any other town (scored 0/1/3/5)	0

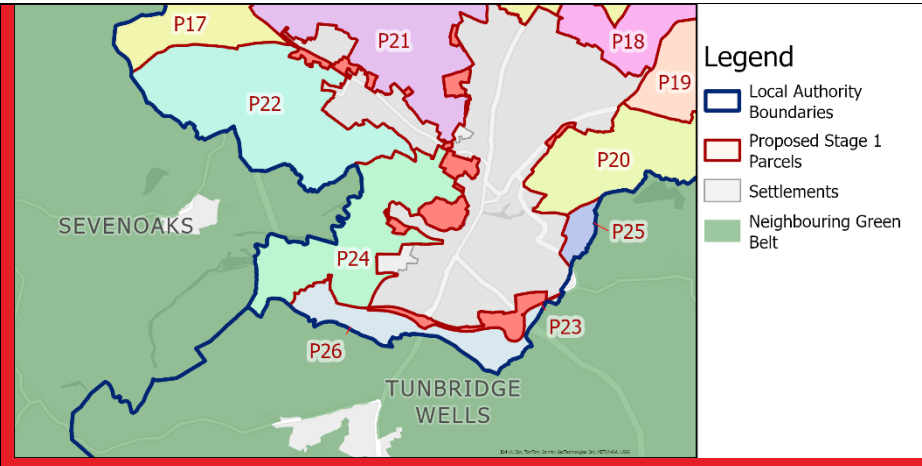
Purpose (c) assessment

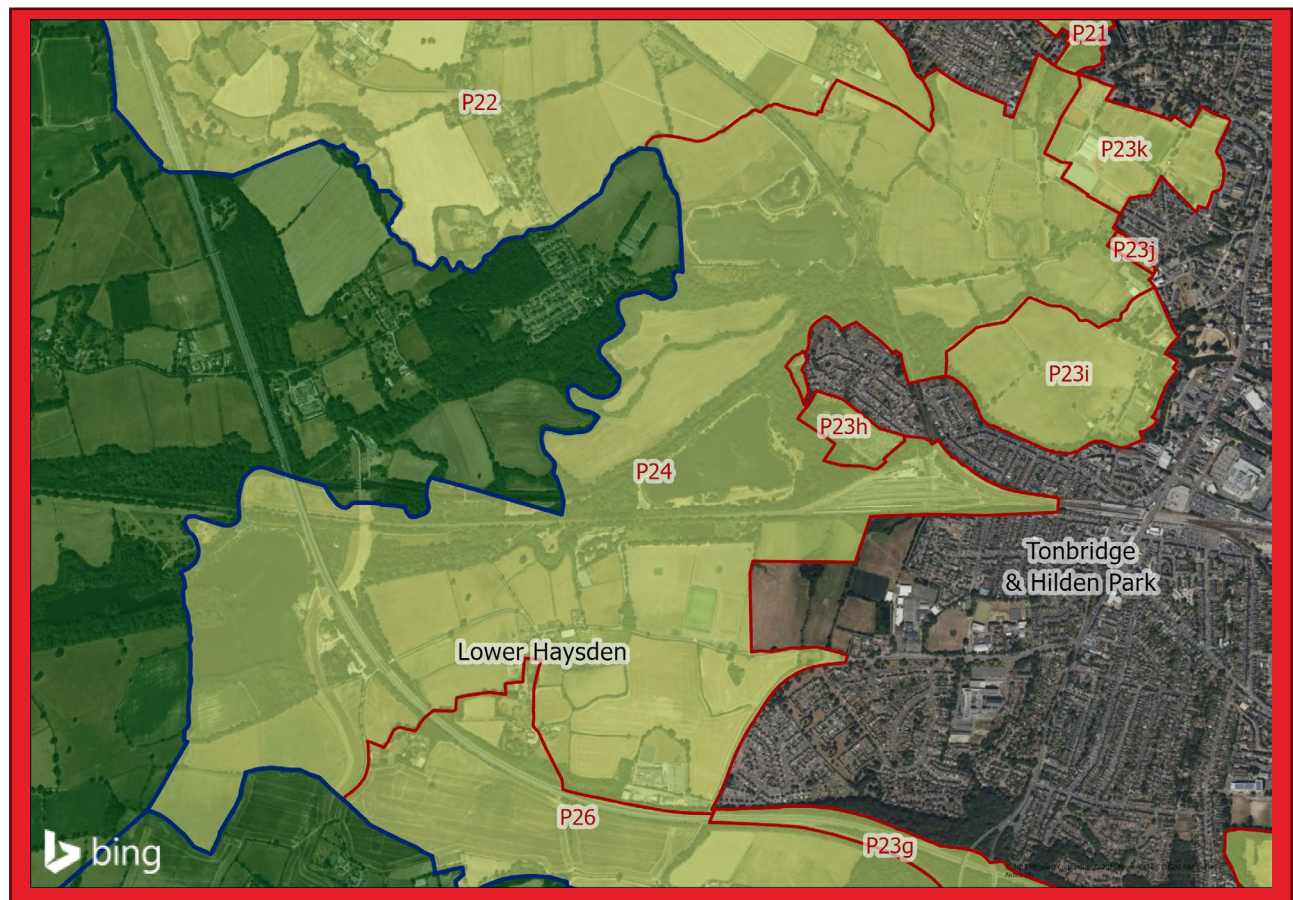
Purpose (c) assessment: To assist in safeguarding the countryside from encroachment <i>Protects the openness of the countryside and is least covered by development.</i>	
Assessment	Score
While the individual sub-parcels contribute in different ways to this purpose, there is a significant degree of commonality between them. Overall, the parcel has a semi-urban character. This is due firstly to the proximity of built development in Tonbridge and Hildenborough, and secondly due to a wide range of urban land uses (even those comprising open land, like sports pitches) across almost all sub-parcels. Across the parcel as a whole, almost all open land comprises playing fields, car parking or allotments, but there are residential and other developments in certain places. Urbanising influences by individual sub-parcel are as follows: 23 a) the B245 road and new development between Hildenborough and Hilden Park; 23 b) a large house; 23 c) housing; 23 d) Tonbridge Angels Football Club, a bowling ground, clubhouse and car parking; 23 e) St Margaret Clitherow Primary School and its playing fields; 23 f) Few or none in the parcel itself but bounded by the busy A26 and suburban development to its west; 23 g) Rosewell House, sports pitches, the A21, A26 and A2014 bypasses and slip roads; 23 h) allotment gardens; 23 i) playing fields, changing rooms and a playground, 23 j) is a grass athletics track and 23 k) comprises sports pitches, car parking and buildings associated with Tonbridge School. There are views of the urban area of Tonbridge and Hilden Park from all sub-parcels (scored 0/1/2/3/4/5)	2

Purpose (d) assessment

Purpose (d) assessment: To preserve the setting and special character of historic towns <i>Protects land which maintains the setting of a historic town and/or makes a contribution to the special character of a historic town.</i>	
Assessment	Score
Tonbridge is a historic town and this parcel comprises its immediate setting. While different sub-parcels contribute in different ways to this purpose depending on their location, scale and position, three sub-parcels (23 i), j) and k))in particular play an important role in maintaining the setting of Tonbridge as a historic town and consequently a score of 5 is awarded to the parcel as a whole. These sub-parcels between them form the setting for the conservation area, which they immediately border, and numerous heritage assets in this part of Tonbridge town centre. This performance criterion is, however, less relevant to sub-parcels 23 a), b), c), d), e), f), g) and h)- however, overall, the parcel plays a strong role in terms of this purpose. (scored 0/1/3/5)	5

Parcel: P24

Green Belt Parcel No.	P24	
Area (ha)	289	



Description	The parcel is comprised of generally low-lying, flat land. It lies immediately to the west and south-west of Tonbridge and south of Hilden Park. It is entirely open countryside and includes no ancient woodland. Its northern boundary comprises open countryside south of Hilden Park, the urban edge of Hilden Park and the edge of Tonbridge School. Its eastern boundary comprises the urban edge of Tonbridge and playing fields at the edge of the town. Its southern boundary includes the A21 Tonbridge bypass and open countryside on either side, following the Borough boundary with Tunbridge Wells District at its westernmost end. To the west, the parcel boundary follows the Borough boundary with Sevenoaks District, running through open countryside.
-------------	--

Purpose (a) assessment

Purpose (a) assessment: To check the unrestricted sprawl of large built-up <i>Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another defensible boundary</i>	
Assessment	Score
The parcel is not at the edge of a large built-up area, in physical or perceptual terms, and does not meet purpose (a) (scored 0/1/2/3/4/5)	0

Purpose (b) assessment

Purpose (b) assessment: To prevent neighbouring towns merging into one another <i>Restricts development that would result in merging of or significant erosion of the gap between neighbouring towns.</i>	
Assessment	Score
The parcel forms a small part of a gap between the towns of Tonbridge and Hilden Park and Tunbridge Wells, where there is scope for some development without visually or physically reducing the perceived or actual distance between towns (scored 0/1/3/5)	3

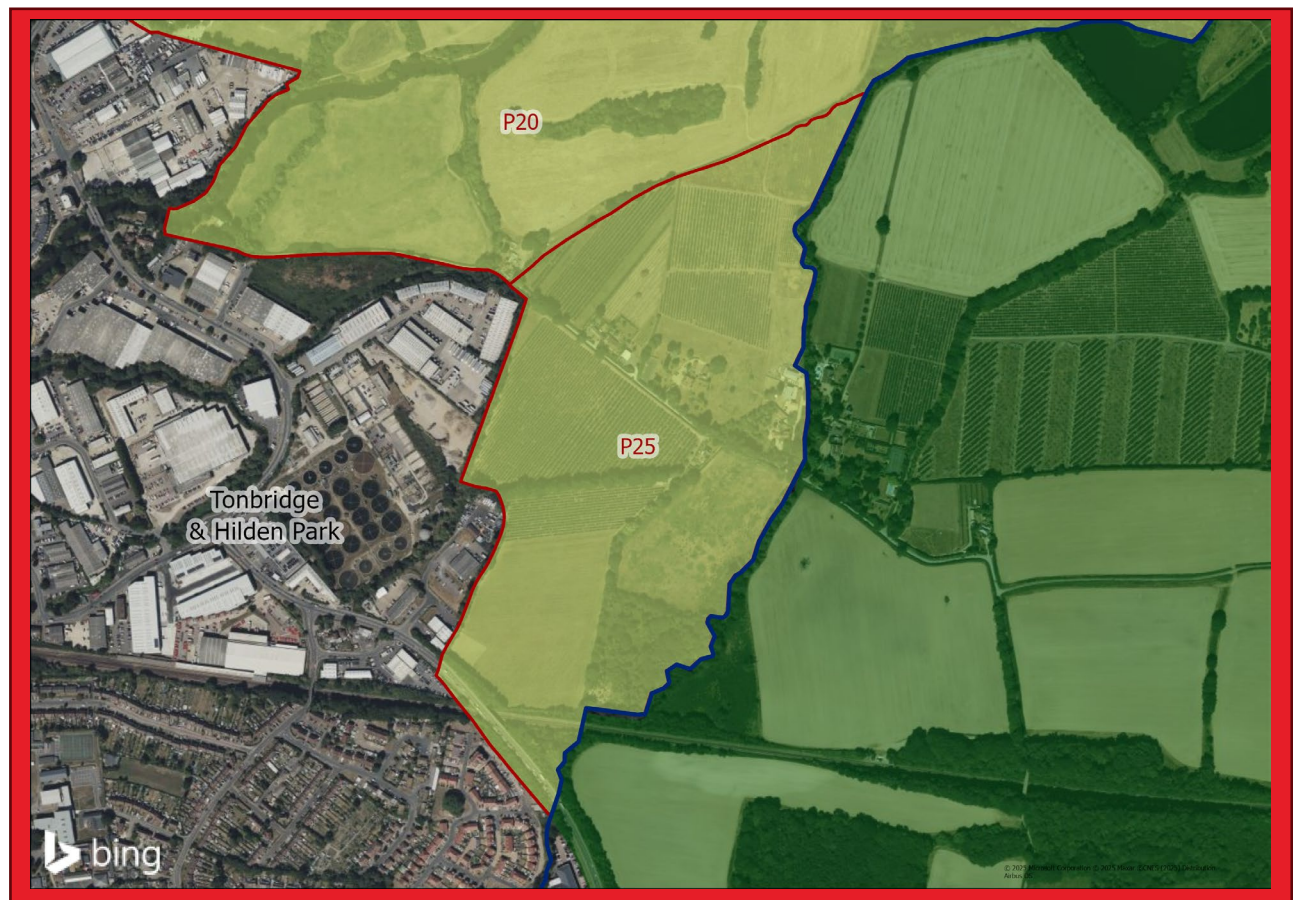
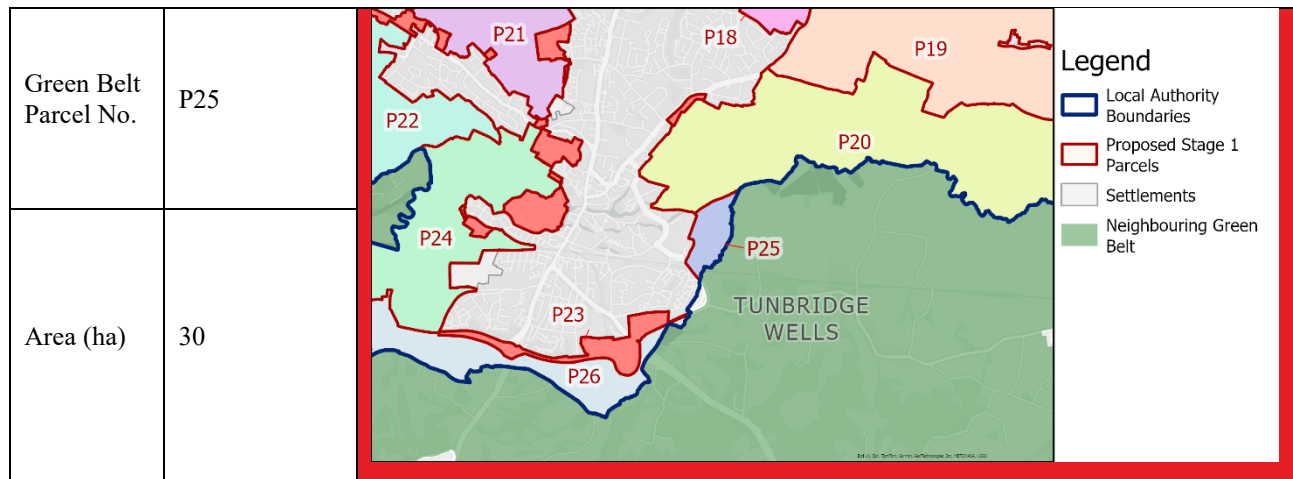
Purpose (c) assessment

Purpose (c) assessment: To assist in safeguarding the countryside from encroachment <i>Protects the openness of the countryside and is least covered by development.</i>	
Assessment	Score
Overall the parcel has a largely rural character. The portion of the parcel west of the A21 Tonbridge Bypass is comprised of open fields and a lake and does not contain any development. The majority of the parcel, however, lies east of the A21 and includes washed over development on Lower Haysden Lane, Nexus School on Upper Haysden Lane, a play area and car park associated with a country park, a railway freight yard, and extensive playing fields, including a rugby club with car parking, in its north-east. As well as these urbanising influences, there are further ones from the A21 Tonbridge Bypass and the extensive urban edge of the town of Tonbridge and Hilden Park. Due to the generally low-lying land, in the valley of the River Medway, there are views into and out of the parcel towards elevated land to the south (scored 0/1/2/3/4/5)	3

Purpose (d) assessment

Purpose (d) assessment: To preserve the setting and special character of historic towns <i>Protects land which maintains the setting of a historic town and/or makes a contribution to the special character of a historic town.</i>	
Assessment	Score
The parcel is adjacent to Tonbridge, which is a historic town, and adjoins a small part of its central conservation area. As such, the parcel plays an important role in maintaining the setting of the historic town of Tonbridge and/or makes a considerable contribution to its special character (scored 0/1/3/5)	5

Parcel: P25



Description	The parcel comprises a small area of generally open land on the eastern edge of Tonbridge. The land is generally flat in its southern part, but to the north slopes down into the valley of the River Medway. The northern and eastern boundaries of the parcel are formed by small watercourses, the southern by the A26 Woodgate Way and the western by the urban edge of Tonbridge. It contains no ancient woodland.
-------------	--

Purpose (a) assessment

Purpose (a) assessment: To check the unrestricted sprawl of large built-up areas <i>Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another defensible boundary</i>	
Assessment	Score
The parcel is not at the edge of a large built-up area, in physical or perceptual terms, and does not meet purpose (a) (scored 0/1/2/3/4/5)	0

Purpose (b) assessment

Purpose (b) assessment: To prevent neighbouring towns merging into one another <i>Restricts development that would result in merging of or significant erosion of the gap between neighbouring towns.</i>	
Assessment	Score
Although the parcel is at the edge of the town of Tonbridge, it is small in scale. Even if developed completely, it would not result in merging or significant erosion of the gap between Tonbridge and any other town (scored 0/1/3/5)	0

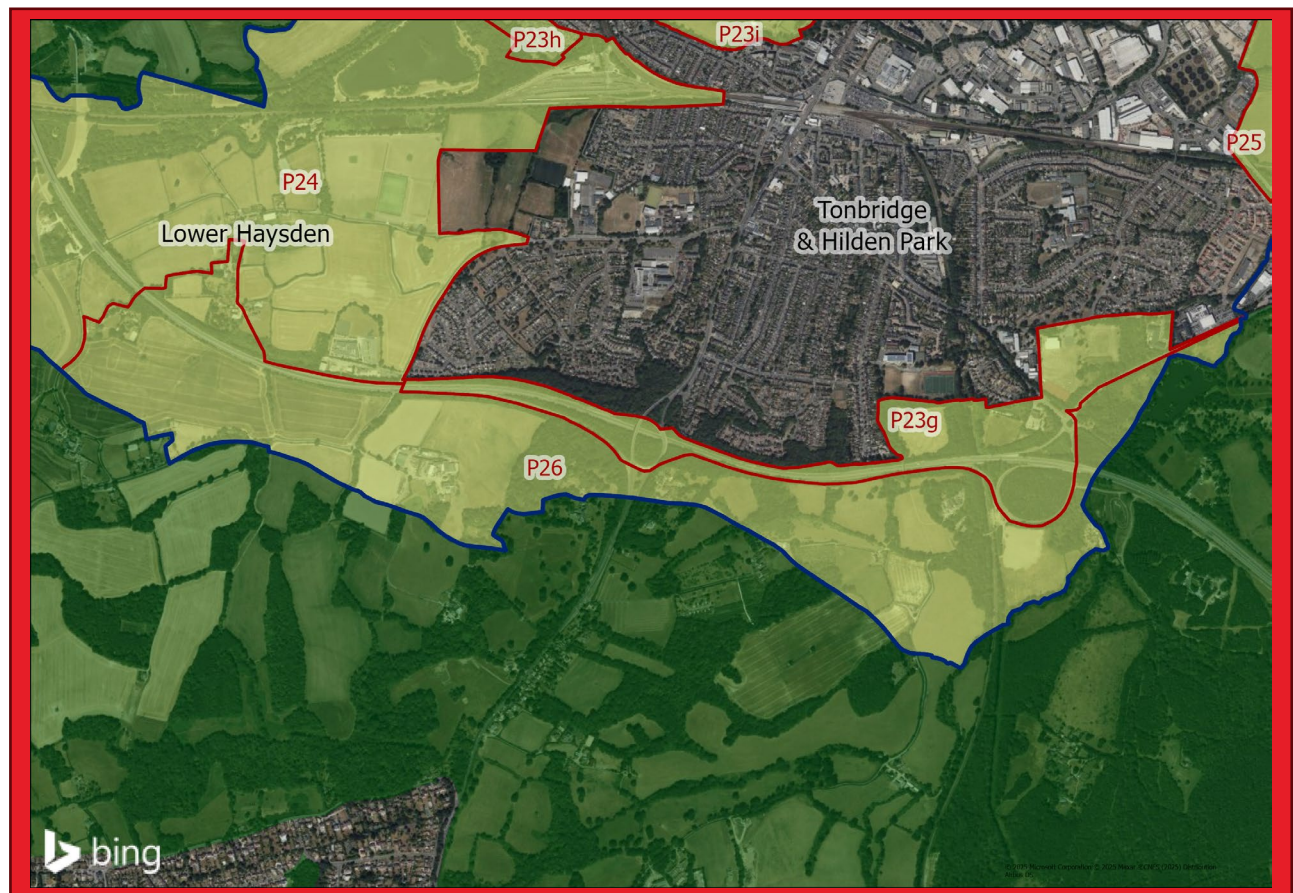
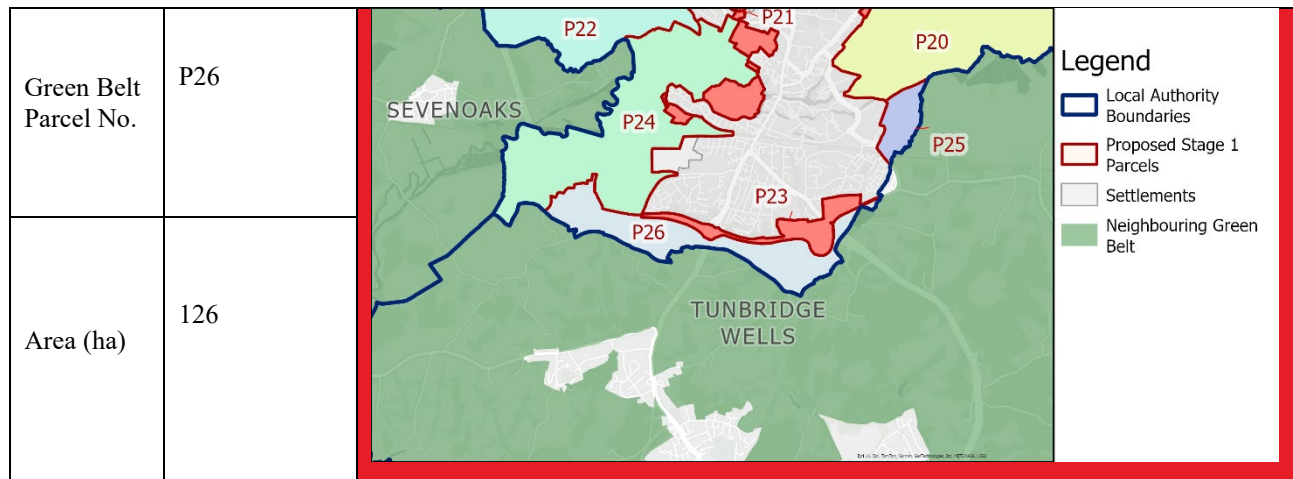
Purpose (c) assessment

Purpose (c) assessment: To assist in safeguarding the countryside from encroachment <i>Protects the openness of the countryside and is least covered by development.</i>	
Assessment	Score
Overall, the sub-area possesses a largely rural character. There is dispersed development in the open countryside along Postern Lane. There are also urbanising influences from development on the eastern edge of Tonbridge (the western boundary of the parcel). There is further dispersed development along Postern Lane just outside the eastern boundary of the parcel. Other than these urbanising influences, the rest of the sub-area comprises open agricultural land and woodland. Views into and out of the area are limited (scored 0/1/2/3/4/5)	3

Purpose (d) assessment

Purpose (d) assessment: To preserve the setting and special character of historic towns <i>Protects land which maintains the setting of a historic town and/or makes a contribution to the special character of a historic town.</i>	
Assessment	Score
Despite being adjacent to Tonbridge, which is a historic town, the parcel does not form part of the setting of a historic town and makes no contribution to the special character of a historic town. This is as a result of only limited presence of historic features within the parcel itself and the significant distance, in physical terms, between the parcel and historic elements of Tonbridge (scored 0/1/3/5)	0

Parcel: P26



Description	The parcel is linear, with its northern boundary mainly comprising the A21 and A26 southern Tonbridge bypasses, as well as the A2014 slip road and, in its north-western corner, some land to the north of the bypass. Its western boundary is Lower Haysden Lane. Its southern and eastern boundaries are the Borough boundary with Tunbridge Wells. There are some dispersed and small pockets of ancient woodland in the east of the parcel. The land is generally elevated and undulating, highest in the centre of the parcel and lower at the western and eastern tips.
-------------	--

Purpose (a) assessment

Purpose (a) assessment: To check the unrestricted sprawl of large built-up areas <i>Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another defensible boundary</i>	
Assessment	Score
The parcel is not at the edge of a large built-up area, in physical or perceptual terms, and does not meet purpose (a) (scored 0/1/2/3/4/5)	0

Purpose (b) assessment

Purpose (b) assessment: To prevent neighbouring towns merging into one another <i>Restricts development that would result in merging of or significant erosion of the gap between neighbouring towns.</i>	
Assessment	Score
The parcel forms a small part of a gap between the towns of Tonbridge and Hilden Park and Tunbridge Wells, where there is scope for some development without visually or physically reducing the perceived or actual distance between towns (scored 0/1/3/5)	3

Purpose (c) assessment

Purpose (c) assessment: To assist in safeguarding the countryside from encroachment <i>Protects the openness of the countryside and is least covered by development.</i>	
Assessment	Score
Overall, the parcel has a largely rural character. Urbanising influences include the A21 and A26 bypasses and dispersed development including a small informal industrial estate off Upper Haysden Lane, a cottage hospital, paved caravan site and scattered housing. Away from these developments, the land is open countryside, and the undulating landform helps maintain the parcel's rural character by physically and perceptually containing the urbanising influences. Due to the parcel's elevation, there are long-distance views of it from elevated land to the north, but as a result of the undulating land, views within the parcel tend to be short-to-medium range (scored 0/1/2/3/4/5)	3

Purpose (d) assessment

Purpose (d) assessment: To preserve the setting and special character of historic towns <i>Protects land which maintains the setting of a historic town and/or makes a contribution to the special character of a historic town.</i>	
Assessment	Score
Despite being close to the southern edge of Tonbridge, which is a historic town, the parcel does not form part of the setting of a historic town and makes no contribution to the special character of a historic town. This is as a result of only limited presence of historic features within the parcel itself and the distance, in physical and perceptual terms, between the parcel and historic elements of Tonbridge (scored 0/1/3/5)	0