

Tonbridge and Malling Borough Council

Tonbridge and Malling Stage 2 Green Belt Assessment

Main Report (Final)

Reference

| September 2025



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1. Introduction

Arup was appointed by Tonbridge and Malling Borough Council (TMBC) to prepare a Stage 2 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. This spatially focused and granular study has identified and assessed the performance of defined sub-areas (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; and
- e) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

The assessment also considers the role of the sub-areas within the wider Green Belt (Strategic Green Belt Assessment)¹ and the strength of sub-area boundaries in relation to the NPPF Green Belt boundary definition. A final recommendation for each sub-area is presented, including whether any boundary mitigation is likely to be required.

For the purposes of plan making, any land that is not judged to strongly contribute to any one of purposes (a), (b), or (d) and that is not restricted by the application of policies in footnote 7 of the NPPF (2024) can be identified as grey belt land. The results of the Stage 2 GBA purposes assessment were filtered to isolate sub-areas which do not contribute strongly to any one of purposes (a), (b), or (d). This land has been identified as provisional grey belt. It has also been noted where sub-areas are covered by the National Landscape designation, to assist the Council with the application of footnote 7 later in the plan-making or decision making processes.

The context, full method and relevant definitions of terms used within this assessment (e.g. 'historic town', 'large built-up area', and so on) can be found in the accompanying Methodology Report.

The report is structured as follows:

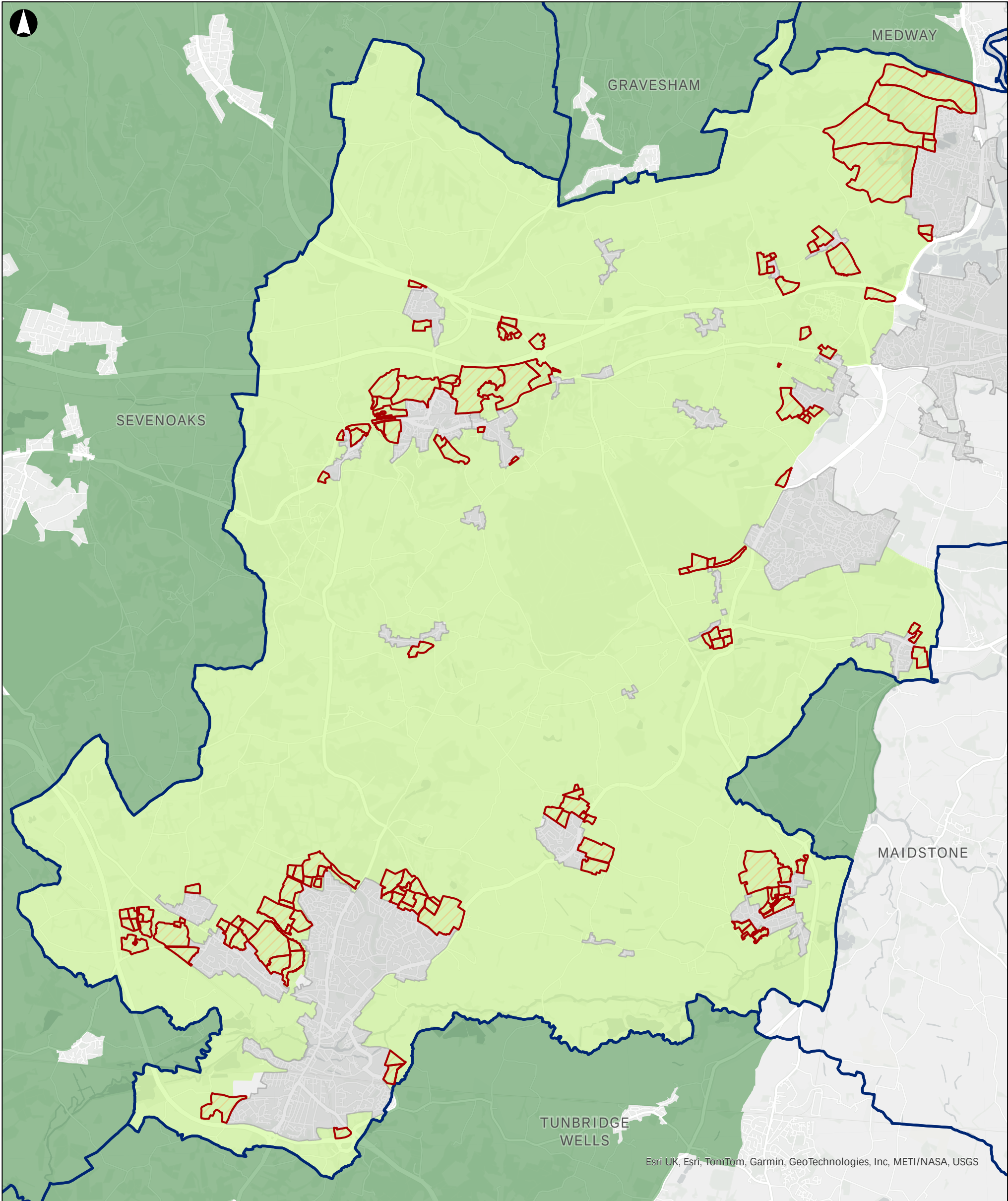
- Section 2 presents the key findings for:
 - the NPPF Green Belt purposes assessment and overall NPPF performance;
 - Grey belt identification based on the outcome on the purpose assessment;
 - Strategic Green Belt Assessment;
 - Categorisation and Recommendations; and
 - Boundary Considerations.

Associated settlement level maps can be found in Appendix A.

¹ This section is separate from, but draws on the Stage 1 Green Belt Assessment. For further detail, please refer to the Stages 1 and 2 Green Belt Methodology document.

- Section 3 sets out the conclusions from the study.

The Annex Report contains the assessment proformas for the defined sub-areas within the Green Belt.



Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS

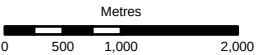
 Sub-areas for Assessment

 Local Authority Boundaries

 Tonbridge & Malling Green Belt

 Neighbouring Green Belt

 Settlements



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Figure 1 Green Belt sub-areas

Scale at A3
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2. Key findings

2.1 Introduction

This section summarises the key findings from the assessment of the 136 sub-areas against the NPPF purposes, consideration of the role of the sub-areas as part of the wider strategic Green Belt, provisional grey belt status, consideration of boundaries and categorisation and recommendations for each sub-area. The detailed proformas setting out the assessment for each sub-area can be found in the Annex Report. Maps showing the results of each part of the assessment by settlement can be found in Appendix A.

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 and Figure 2. A total of 136 sub-areas scored 0 against purpose (a). This is because no settlements within or directly adjacent to the borough were identified as large built-up areas.

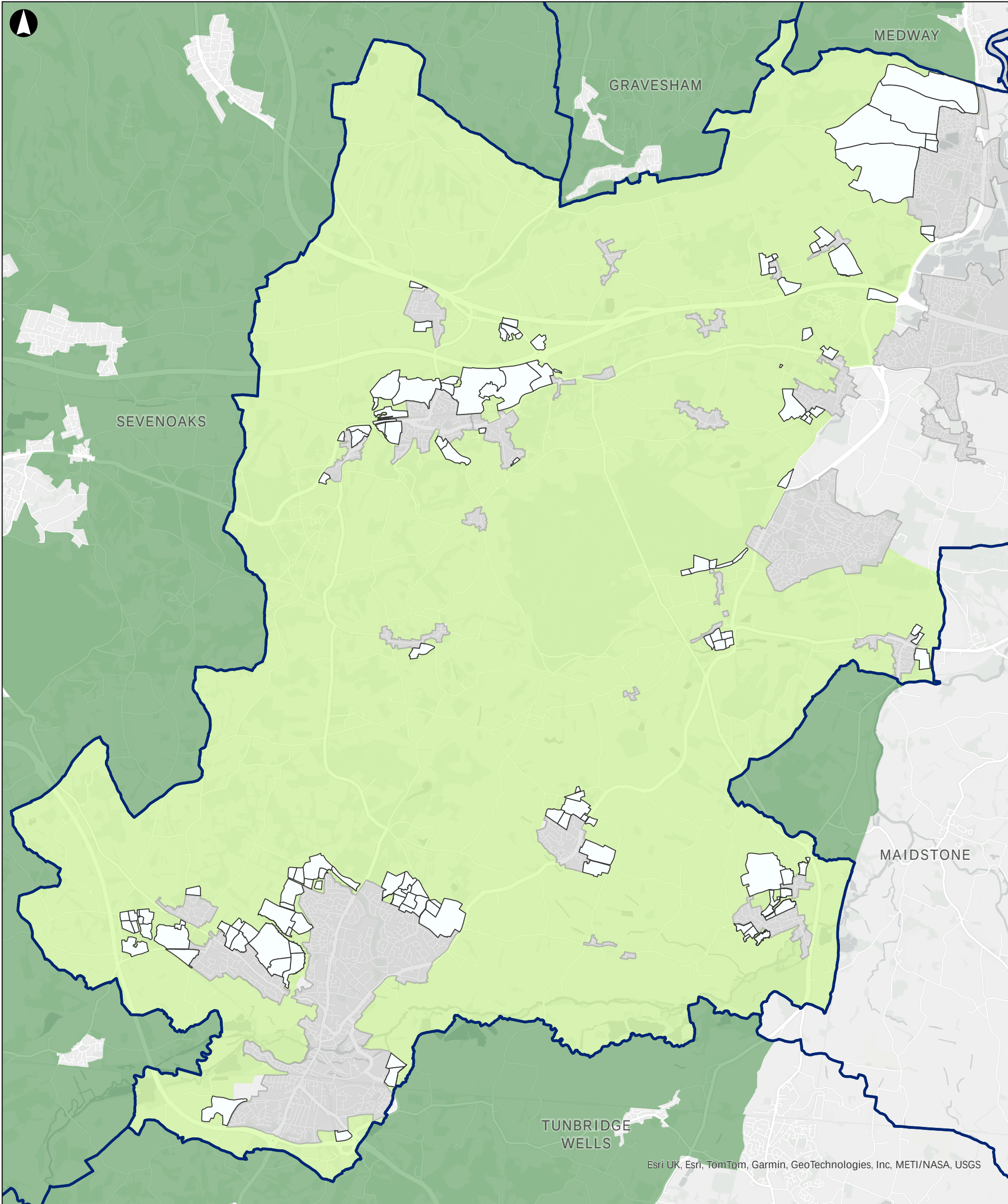
2.3 Purpose (b)

Purpose (b): To prevent neighbouring towns from merging

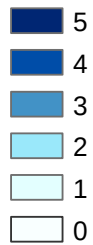
The findings of the purpose (b) assessment are presented in Table 2 and Figure 3. The majority of sub-areas (128) do not meet this purpose, making no discernible contribution to preventing towns from coalescing. The remaining eight sub-areas have been assessed as performing weakly on this purpose.

Table 1 Purpose (a) summary of scores

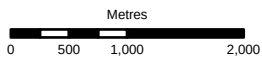
Purpose (a) score	Number of sub-areas	Sub-areas					
5	0	n/a					
4	0	n/a					
3	0	n/a					
2	0	n/a					
1	0	n/a					
0	136	BG-01	HAD-01	HS-03	RY-01	TO-12	TO-35
		BG-02	HAD-02	HS-04	RY-02	TO-13	TO-36
		BG-03	HAD-03	IG-01	RY-03	TO-14	TO-37
		BG-04	HAD-04	IG-02	RY-04	TO-15	WA-01
		BG-05	HAD-05	IG-03	SN-01	TO-16	WA-02
		BG-06	HAD-06	IG-04	SN-02	TO-17	WA-03
		BG-07	HAD-07	KH-01	SN-03	TO-18	WH-01
		BG-08	HAD-08	LY-01	SN-04	TO-19	WM-01
		BG-09	HAD-09	ME-01	SN-05	TO-20	WM-02
		BG-10	HI-01	ME-02	SN-06	TO-21	WM-03
		BG-11	HI-02	ME-03	SN-07	TO-22	WM-04
		BG-12	HI-03	ME-04	SN-08	TO-23	WM-05
		BI-01	HI-04	ME-05	TO-01	TO-24	WM-06
		BI-02	HI-05	ME-06	TO-02	TO-25	WM-07
		BI-03	HI-06	ME-07	TO-03	TO-26	WR-01
		EA-01	HI-07	ME-08	TO-04	TO-27	WR-02
		EA-02	HI-08	ME-09	TO-05	TO-28	WR-03
		EA-03	HI-09	ME-10	TO-06	TO-29	WR-04
		EA-04	HI-10	PL-01	TO-07	TO-30	WR-05
		EA-05	HI-11	PT-01	TO-08	TO-31	WR-06
		EA-06	HI-12	PT-02	TO-09	TO-32	WR-07
		EA-07	HS-01	PT-03	TO-10	TO-33	
		EA-08	HI-02	PT-04	TO-11	TO-34	



Sub-area performance against purpose (a)



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



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Figure 2 Purpose (a) scores

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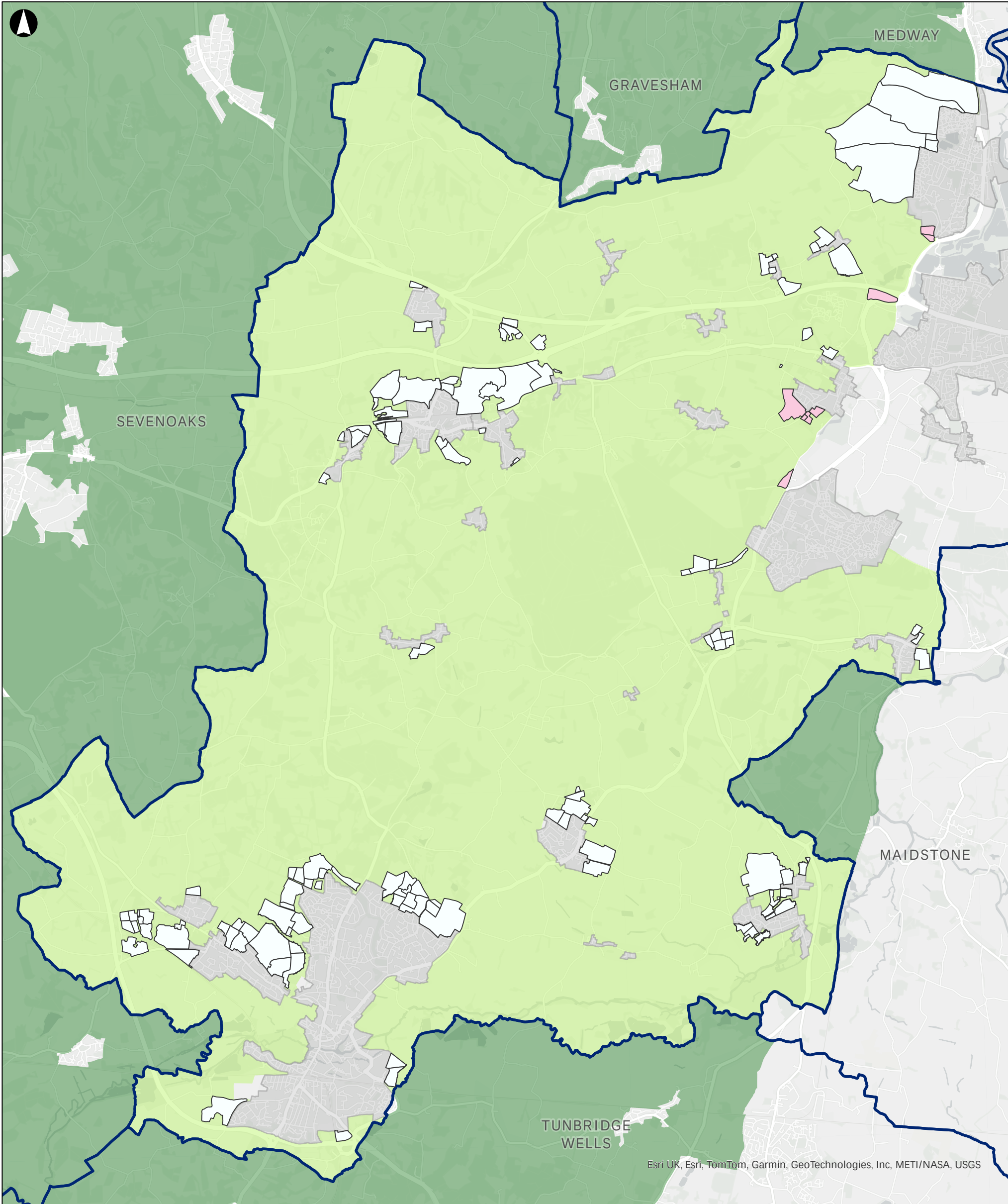
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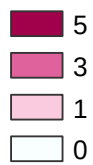
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Table 2 Purpose (b) summary of scores

Purpose (b) score	Number of sub-areas	Sub-areas				
5	0	n/a				
3	0	n/a				
1	8	KH-01 WM-02	LY-01 WM-03	SN-01 WM-04	SN-02	WM-01
0		BG-01 BG-02 BG-03 BG-04 BG-05 BG-06 BG-07 BG-08 BG-09 BG-10 BG-11 BG-12 BI-01 BI-02 BI-03 EA-01 EA-02 EA-03 EA-04 EA-05 EA-06 EA-07 EA-08 HAD-01 HAD-02 HAD-03 HAD-04	HAD-05 HAD-06 HAD-07 HAD-08 HAD-09 HI-01 HI-02 HI-03 HI-04 HI-05 HI-06 HI-07 HI-08 HI-09 HI-10 HI-11 HI-12 HS-01 HI-02 HS-03 HS-04 IG-01 IG-02 IG-03 IG-04 ME-01 ME-02	ME-03 ME-04 ME-05 ME-06 ME-07 ME-08 ME-09 ME-10 PL-01 PT-01 PT-02 PT-03 PT-04 RY-01 RY-02 RY-03 RY-04 SN-03 SN-04 SN-05 SN-06 SN-07 SN-08 TO-01 TO-02 TO-03 TO-04	TO-05 TO-06 TO-07 TO-08 TO-09 TO-10 TO-11 TO-12 TO-13 TO-14 TO-15 TO-16 TO-17 TO-18 TO-19 TO-20 TO-21 TO-22 TO-23 TO-24 TO-25 TO-26 TO-27 TO-28 TO-29 TO-30 TO-31	TO-32 TO-33 TO-34 TO-35 TO-36 TO-37 WA-01 WA-02 WA-03 WH-01 WM-05 WM-06 WM-07 WR-01 WR-02 WR-03 WR-04 WR-05 WR-06 WR-07



Sub-area performance against purpose (b)



- Local Authority Boundaries
- Tonbridge & Malling Green Belt
- Neighbouring Green Belt
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Figure 3 Purpose (b) scores

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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 and Figure 4. The purpose (c) assessment considers the character of each sub-area, and the scores demonstrate the range of urban to rural characters present across the sub-areas. The majority of sub-areas (89) were considered to perform strongly against purpose (c), demonstrating a 'strongly unspoilt rural' or 'strongly rural' character; and therefore play an important role in preventing encroachment into the countryside.

Nineteen of the sub-areas have a 'moderately rural' character, with limited perception of encroachment on all or part of the sub-area, and/or from including dispersed built form/structures which do not overtly detract from a countryside character. Twenty-one sub-areas were assessed as having a 'semi-urban' character and seven a 'largely urban' character, and hence perform weakly against the purpose.

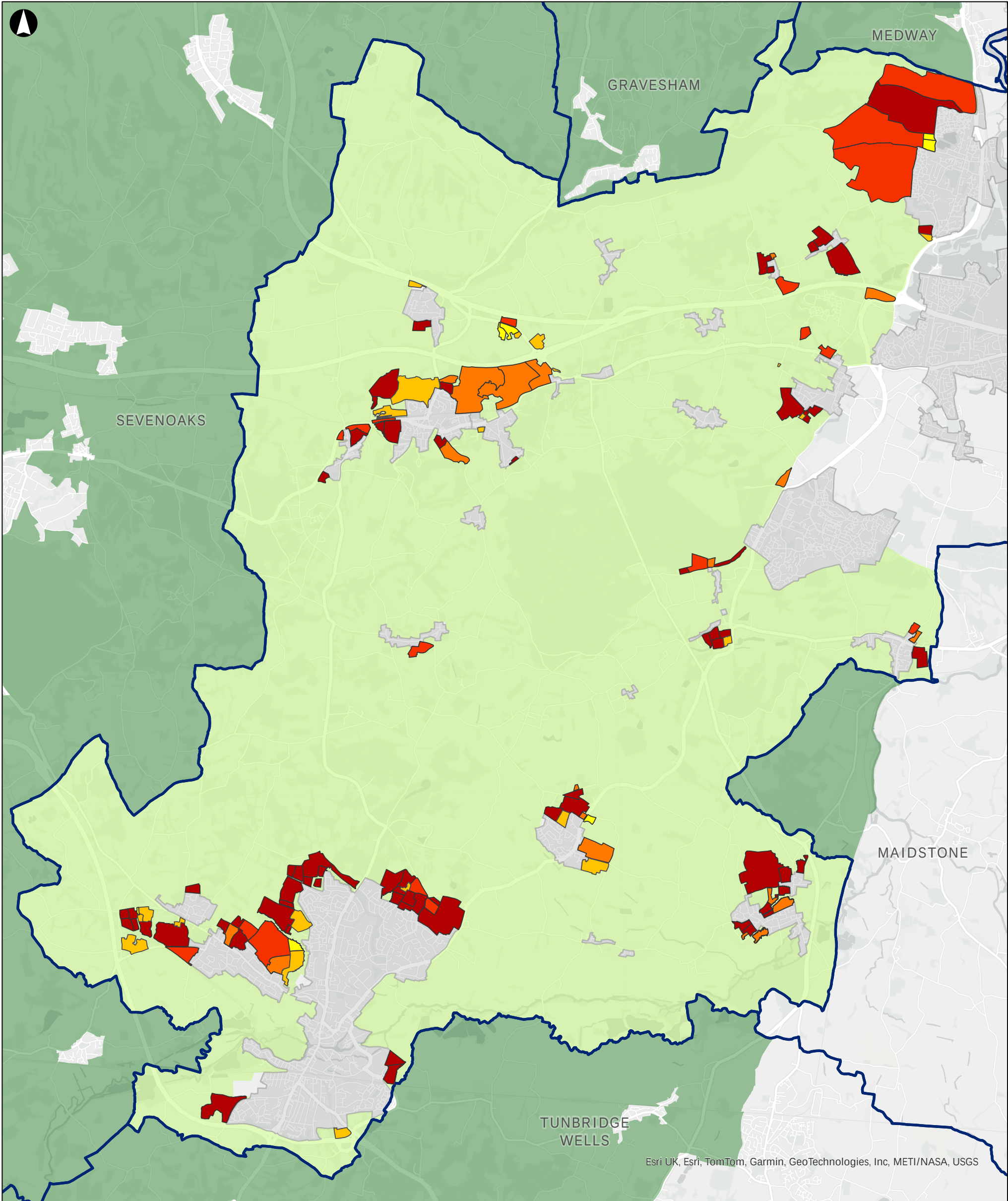
2.5 Purpose (d)

To preserve the setting and special character of historic towns

The findings of the purpose (d) assessment are presented in Table 4 and Figure 5. The majority (131) of the sub-areas 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 sub-areas perform weakly and one sub-area performs moderately against this purpose. Two sub-areas perform strongly against this purpose, given their important role in preserving the setting and special character of a historic town.

Table 3 Purpose (c) summary of scores

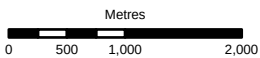
Purpose (a) score	Number of sub-areas	Sub-areas					
5	71	BG-01	EA-06	HS-02	PT-02	TO-16	TO-30
		BG-02	HAD-01	HS-03	RY-02	TO-17	TO-31
		BG-05	HAD-03	HS-04	RY-03	TO-18	TO-33
		BG-06	HAD-04	IG-03	SN-01	TO-19	TO-34
		BG-08	HI-01	IG-04	SN-05	TO-20	TO-35
		BG-11	HI-03	ME-01	TO-02	TO-21	TO-37
		BI-01	HI-07	ME-04	TO-04	TO-22	WA-03
		BI-02	HI-08	ME-05	TO-05	TO-23	WM-01
		BI-03	HI-09	ME-06	TO-11	TO-24	WM-02
		EA-01	HI-10	ME-07	TO-12	TO-25	WM-04
		EA-02	HI-11	ME-08	TO-14	TO-26	WR-02
		EA-05	HS-01	ME-09	TO-15	TO-29	
4	18	BG-03	ME-02	SN-03	TO-01	TO-28	WM-05
		IG-01	PL-01	SN-04	TO-06	TO-32	WM-07
		IG-02	RY-04	SN-06	TO-07	WA-01	WR-03
3	19	BG-09	EA-03	EA-08	HAD-08	ME-03	RY-01
		BG-10	EA-04	HAD-05	KH-01	PT-03	TO-03
		BG-12	EA-07	HAD-06	LY-01	PT-04	TO-08
							WA-02
2	21	BG-04	HI-02	ME-10	TO-13	WM-03	WR-07
		BG-07	HI-04	PT-01	TO-27	WM-06	
		HAD-02	HI-06	SN-02	TO-36	WR-01	
		HAD-09	HI-12	TO-09	WH-01	WR-06	
1	7	HAD-07	HI-05	SN-07	SN-08	TO-10	WR-04
							WR-05
0	0	n/a					



Sub-area performance against purpose (c)



- Local Authority Boundaries
- Tonbridge & Malling Green Belt
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Figure 4 Purpose (c) scores

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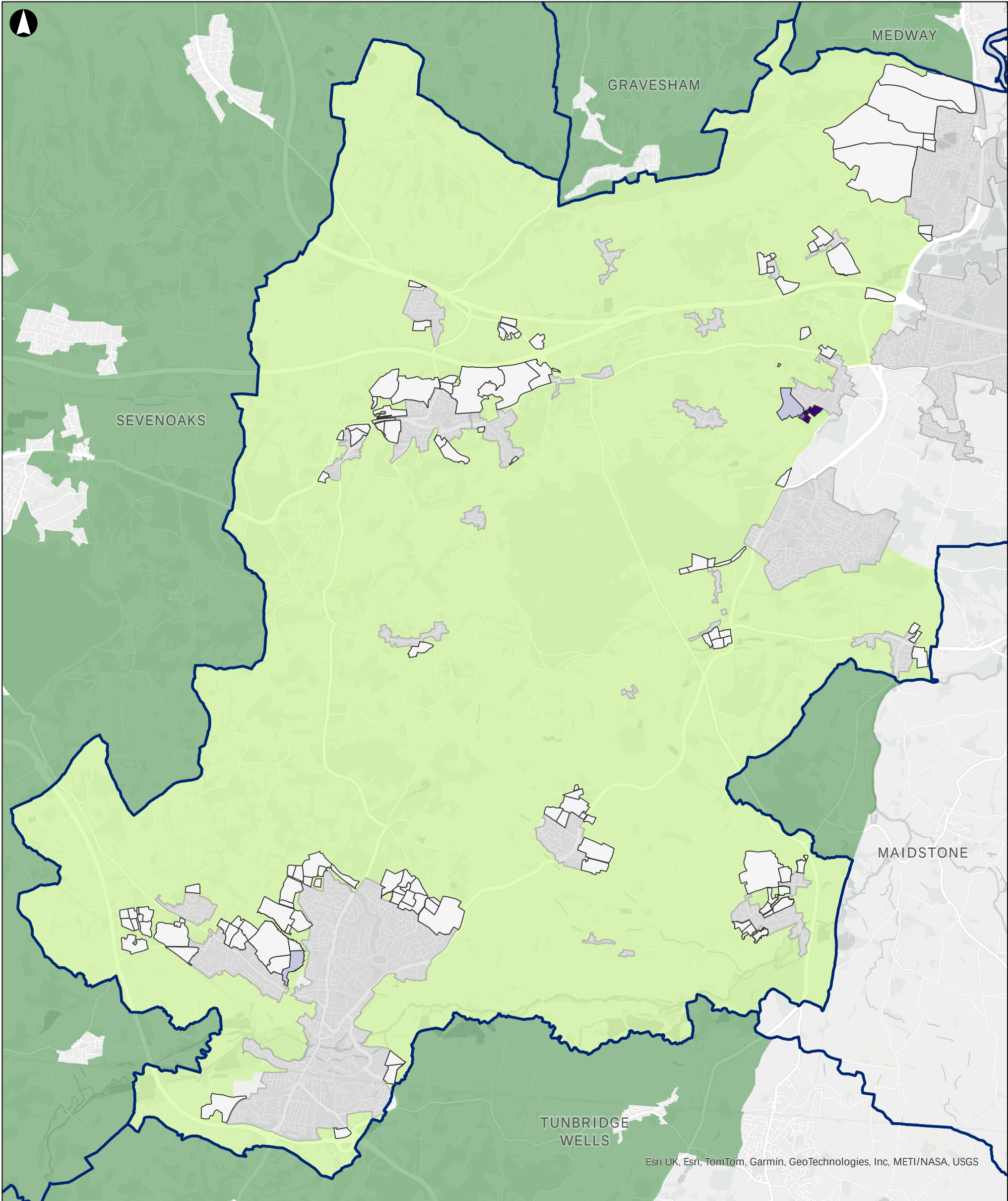
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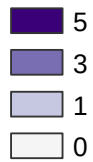
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Table 4 Purpose (d) summary of scores

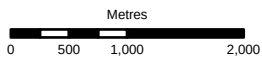
Purpose (d) score	Number of sub-areas	Sub-areas					
5	2	WM-01	WM-02				
3	1	WM-03					
1	2	TO-09	WM-04				
0	131	BG-01	HAD-01	HS-03	RY-01	TO-13	TO-36
		BG-02	HAD-02	HS-04	RY-02	TO-14	TO-37
		BG-03	HAD-03	IG-01	RY-03	TO-15	WA-01
		BG-04	HAD-04	IG-02	RY-04	TO-16	WA-02
		BG-05	HAD-05	IG-03	SN-01	TO-17	WA-03
		BG-06	HAD-06	IG-04	SN-02	TO-18	WH-01
		BG-07	HAD-07	KH-01	SN-03	TO-19	WM-05
		BG-08	HAD-08	LY-01	SN-04	TO-20	WM-06
		BG-09	HAD-09	ME-01	SN-05	TO-21	WM-07
		BG-10	HI-01	ME-02	SN-06	TO-22	WR-01
		BG-11	HI-02	ME-03	SN-07	TO-23	WR-02
		BG-12	HI-03	ME-04	SN-08	TO-24	WR-03
		BI-01	HI-04	ME-05	TO-01	TO-25	WR-04
		BI-02	HI-05	ME-06	TO-02	TO-26	WR-05
		BI-03	HI-06	ME-07	TO-03	TO-27	WR-06
		EA-01	HI-07	ME-08	TO-04	TO-28	WR-07
		EA-02	HI-08	ME-09	TO-05	TO-29	
		EA-03	HI-09	ME-10	TO-06	TO-30	
		EA-04	HI-10	PL-01	TO-07	TO-31	
		EA-05	HI-11	PT-01	TO-08	TO-32	
		EA-06	HI-12	PT-02	TO-10	TO-33	
		EA-07	HS-01	PT-03	TO-11	TO-34	
		EA-08	HI-02	PT-04	TO-12	TO-35	



Sub-area performance against purpose (d)



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



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Figure 5 Purpose (d) scores

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2.6 Purpose (e)

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

The findings of the purpose (e) assessment are presented in Table 5 and Figure 6. 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 an individual assessment area 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 sub-areas within the Borough.

2.7 Overall NPPF performance

The overall NPPF performance findings are presented in Table 6 and Figure 7. Based on the previous purpose (a) to (e) assessments, each sub-area is assessed to perform either strongly, moderately or weakly against the NPPF purposes overall. As all NPPF purposes are given equal weight, the strongest purpose score for each sub-area dictates its overall performance.

Of the 136 sub-areas, 89 perform strongly overall, whilst 20 perform moderately and 27 perform weakly overall. None of the sub-areas do not meet any of the purposes.

2.8 Grey belt identification

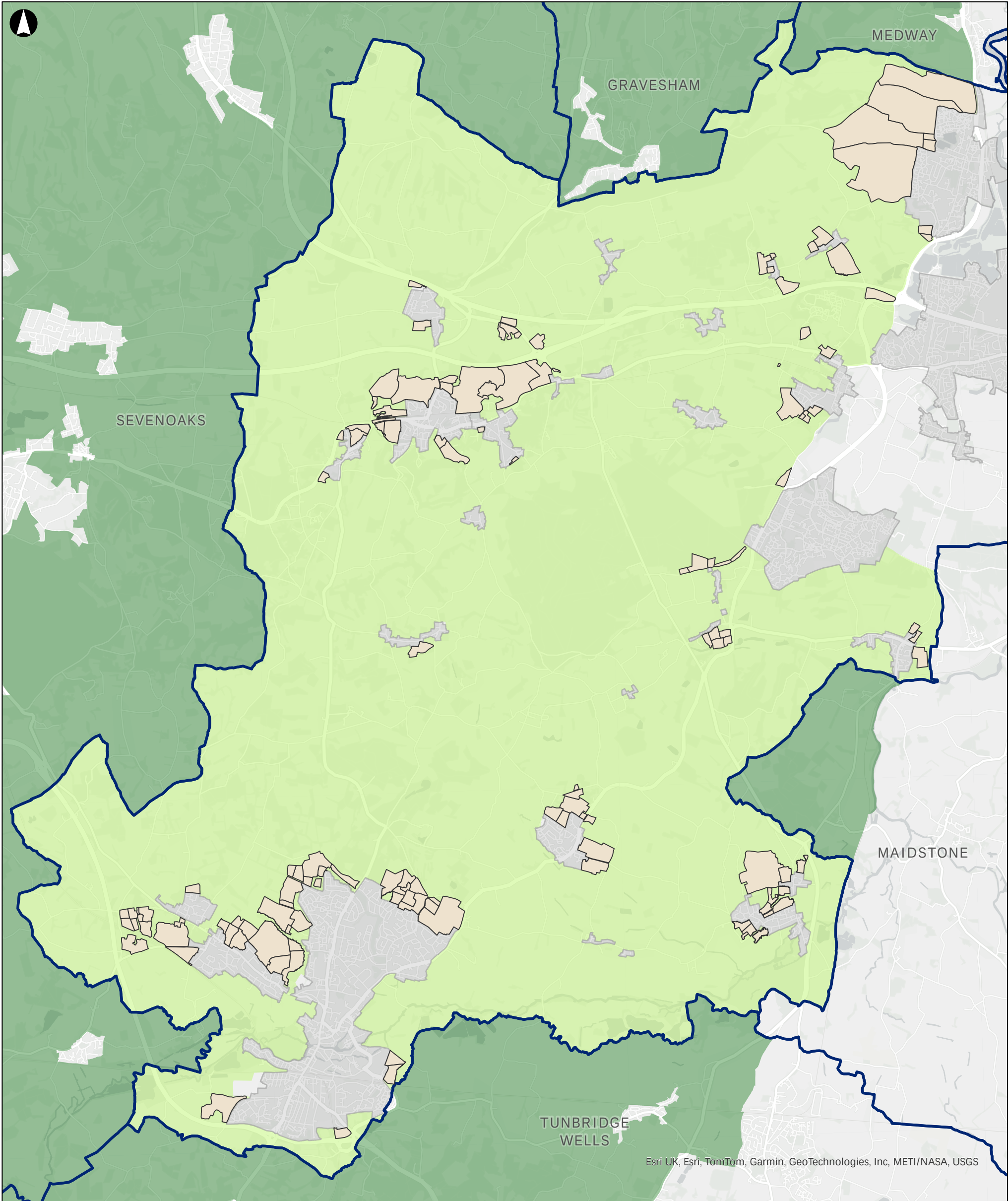
For the purposes of plan-making, grey belt is identified as any land that is not judged to strongly contribute to any one of purposes (a), (b), or (d) and that is not restricted by the application of policies in NPPF footnote 7. As set out in the Methodology Report, within a GBA it is only possible to provisionally identify grey belt based on the purpose scores, and final confirmation of grey belt status will be achieved through wider plan making or through development management processes when NPPF footnote 7 can be taken fully into account.

Provisional grey belt findings are presented in Table 7 and Figure 8. Based on the purpose assessments, each sub-area has assessed as a 'yes' or a 'no' as provisional grey belt, judged by whether a sub-area scores 'strongly' against purposes (a), (b) or (d).

Of the 136 sub-areas assessed, 134 are provisionally identified as grey belt.

Table 5 Purpose (e) summary of scores

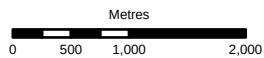
Purpose (a) score	Number of sub-areas	Sub-areas					
5	0						
4	0						
3	0						
2	0						
1	136	BG-01	HAD-01	HS-03	RY-01	TO-12	TO-35
		BG-02	HAD-02	HS-04	RY-02	TO-13	TO-36
		BG-03	HAD-03	IG-01	RY-03	TO-14	TO-37
		BG-04	HAD-04	IG-02	RY-04	TO-15	WA-01
		BG-05	HAD-05	IG-03	SN-01	TO-16	WA-02
		BG-06	HAD-06	IG-04	SN-02	TO-17	WA-03
		BG-07	HAD-07	KH-01	SN-03	TO-18	WH-01
		BG-08	HAD-08	LY-01	SN-04	TO-19	WM-01
		BG-09	HAD-09	ME-01	SN-05	TO-20	WM-02
		BG-10	HI-01	ME-02	SN-06	TO-21	WM-03
		BG-11	HI-02	ME-03	SN-07	TO-22	WM-04
		BG-12	HI-03	ME-04	SN-08	TO-23	WM-05
		BI-01	HI-04	ME-05	TO-01	TO-24	WM-06
		BI-02	HI-05	ME-06	TO-02	TO-25	WM-07
		BI-03	HI-06	ME-07	TO-03	TO-26	WR-01
		EA-01	HI-07	ME-08	TO-04	TO-27	WR-02
		EA-02	HI-08	ME-09	TO-05	TO-28	WR-03
		EA-03	HI-09	ME-10	TO-06	TO-29	WR-04
		EA-04	HI-10	PL-01	TO-07	TO-30	WR-05
		EA-05	HI-11	PT-01	TO-08	TO-31	WR-06
		EA-06	HI-12	PT-02	TO-09	TO-32	WR-07
		EA-07	HS-01	PT-03	TO-10	TO-33	
		EA-08	HI-02	PT-04	TO-11	TO-34	
0	0						



Sub-area performance against purpose (e)



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



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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

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Suitability

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Project Number

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Drawing Name

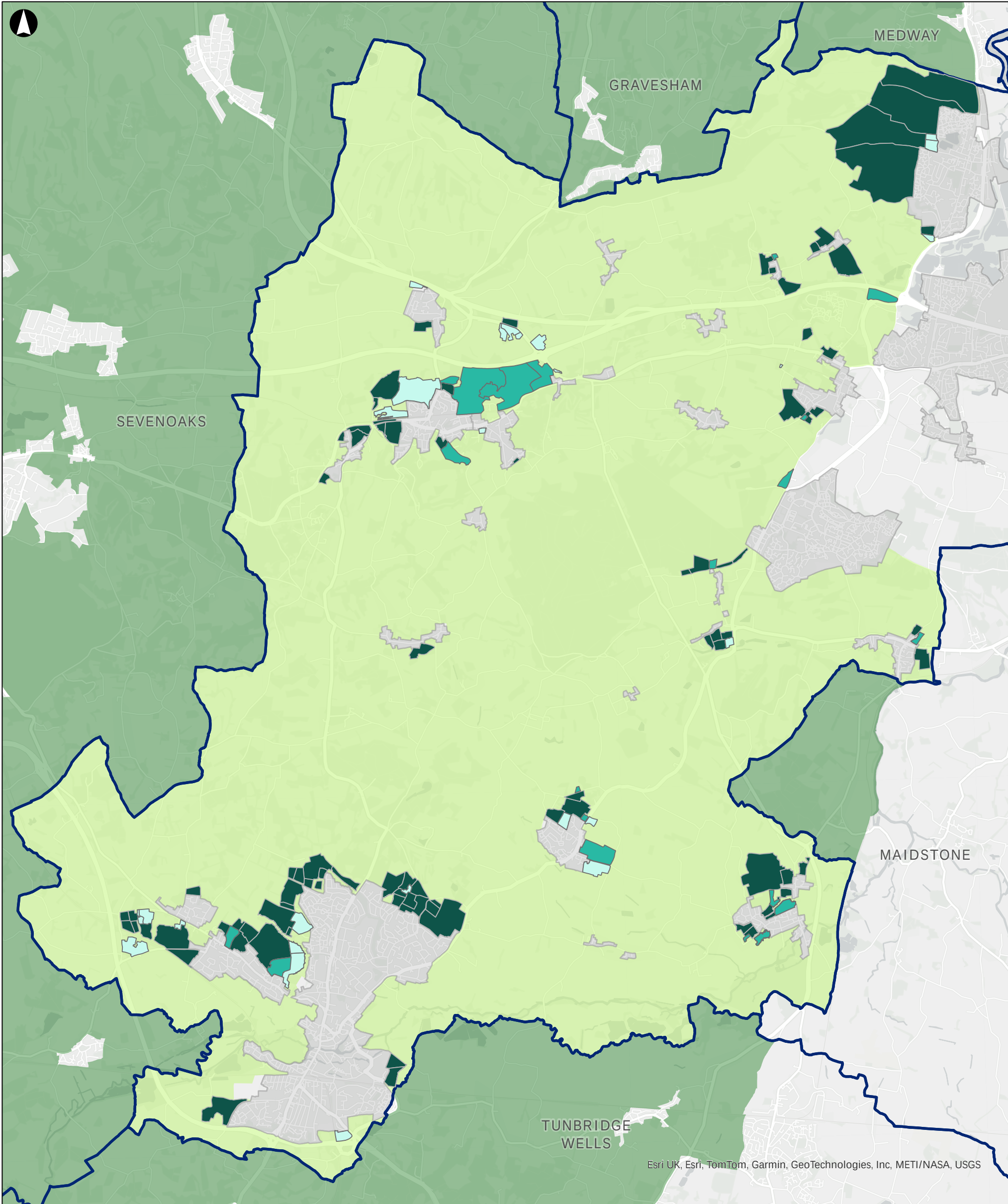
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Rev

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Table 6 Overall NPPF performance summary

Overall performance	No. of sub-areas	Sub-areas					
Strong	89	BG-01	HAD-03	IG-03	SN-01	TO-16	TO-32
		BG-02	HAD-04	IG-04	SN-03	TO-17	TO-33
		BG-03	HI-01	ME-01	SN-04	TO-18	TO-34
		BG-05	HI-03	ME-02	SN-05	TO-19	TO-35
		BG-06	HI-07	ME-04	SN-06	TO-20	TO-37
		BG-08	HI-08	ME-05	TO-01	TO-21	WA-01
		BG-11	HI-09	ME-06	TO-02	TO-22	WA-03
		BI-01	HI-10	ME-07	TO-04	TO-23	WM-01
		BI-02	HI-11	ME-08	TO-05	TO-24	WM-02
		BI-03	HS-01	ME-09	TO-06	TO-25	WM-04
		EA-01	HS-02	PL-01	TO-07	TO-26	WM-05
		EA-02	HS-03	PT-02	TO-11	TO-28	WM-07
		EA-05	HS-04	RY-02	TO-12	TO-29	WR-02
		EA-06	IG-01	RY-03	TO-14	TO-30	WR-03
		HAD-01	IG-02	RY-04	TO-15	TO-31	
Moderate	20	BG-09	EA-04	HAD-06	ME-03	TO-03	
		BG-10	EA-07	HAD-08	PT-03	TO-08	
		BG-12	EA-08	KH-01	PT-04	WA-02	
		EA-03	HAD-05	LY-01	RY-01	WM-03	
Weak	27	BG-04	HI-02	PT-01	TO-10	WM-06	WR-07
		BG-07	HI-05	SN-02	TO-13	WR-01	
		HAD-02	HI-06	SN-07	TO-27	WR-04	
		HAD-07	HI-12	SN-08	TO-36	WR-05	
		HAD-09	ME-10	TO-09	WH-01	WR-06	
Does not meet	0	n/a					

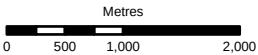


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Overall NPPF Performance

- Strong
- Moderate
- Weak

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



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Project Name
Tonbridge & Malling Green Belt Assessment

Coordinate System: British National Grid

Drawing Title
Figure 7 Overall NPPF purpose performance

Scale at A3
1:65,000

Role

Suitability

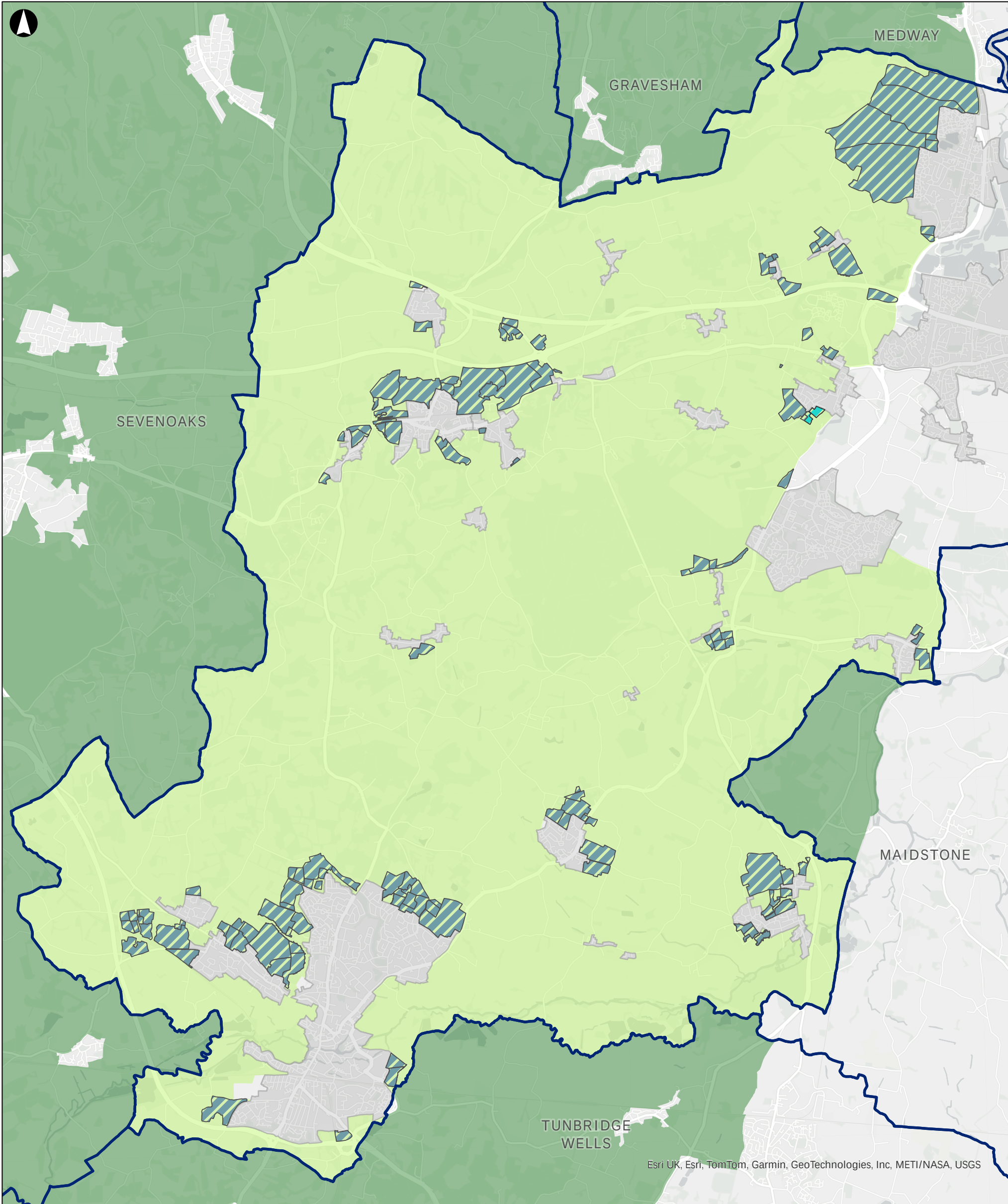
Project Number

Drawing Name

Rev

Table 7 Summary of provisional grey belt identification

Provisional grey belt designation	Number of sub-areas	Sub-areas					
Provisional grey belt	134	BG-01	HAD-01	HS-03	RY-01	TO-12	TO-35
		BG-02	HAD-02	HS-04	RY-02	TO-13	TO-36
		BG-03	HAD-03	IG-01	RY-03	TO-14	TO-37
		BG-04	HAD-04	IG-02	RY-04	TO-15	WA-01
		BG-05	HAD-05	IG-03	SN-01	TO-16	WA-02
		BG-06	HAD-06	IG-04	SN-02	TO-17	WA-03
		BG-07	HAD-07	KH-01	SN-03	TO-18	WH-01
		BG-08	HAD-08	LY-01	SN-04	TO-19	WM-03
		BG-09	HAD-09	ME-01	SN-05	TO-20	WM-04
		BG-10	HI-01	ME-02	SN-06	TO-21	WM-05
		BG-11	HI-02	ME-03	SN-07	TO-22	WM-06
		BG-12	HI-03	ME-04	SN-08	TO-23	WM-07
		BI-01	HI-04	ME-05	TO-01	TO-24	WR-01
		BI-02	HI-05	ME-06	TO-02	TO-25	WR-02
		BI-03	HI-06	ME-07	TO-03	TO-26	WR-03
		EA-01	HI-07	ME-08	TO-04	TO-27	WR-04
		EA-02	HI-08	ME-09	TO-05	TO-28	WR-05
		EA-03	HI-09	ME-10	TO-06	TO-29	WR-06
		EA-04	HI-10	PL-01	TO-07	TO-30	WR-07
		EA-05	HI-11	PT-01	TO-08	TO-31	
		EA-06	HI-12	PT-02	TO-09	TO-32	
		EA-07	HS-01	PT-03	TO-10	TO-33	
		EA-08	HI-02	PT-04	TO-11	TO-34	
Not grey belt	2	WM-01					
		WM-02					

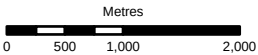


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Provisional Grey Belt Identification

- No
- Yes

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



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Tonbridge & Malling Green Belt Assessment

Coordinate System: British National Grid

Drawing Title
Figure 8 Provisional Grey Belt

Scale at A3
1:65,000

Role

Suitability

Project Number

Drawing Name

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2.9 Strategic Green Belt Assessment

Reflecting the granular focus of the Stage 2 Green Belt Assessment, additional qualitative assessment was undertaken to identify the role played by sub-areas as part of the wider Green Belt, and the likely impacts of their release on the performance of the wider Green Belt. A summary of the strategic assessment findings is provided in Table 8 and Figure 9.

2.10 Categorisation and Recommendations

Each sub-area was categorised as to whether the sub-area (or part of it) should be considered further by the Council. A summary of the categorisation, together with a summary of all elements of the assessment, is provided in Table 9.

The overall recommendations of the Stage 2 GBA are thus:

- 69 sub-areas are recommended for further consideration – if removed from the Green Belt, these areas are judged to be unlikely to result in harm to the wider Green Belt; and
- Four sub-areas are outlined for partial further consideration.

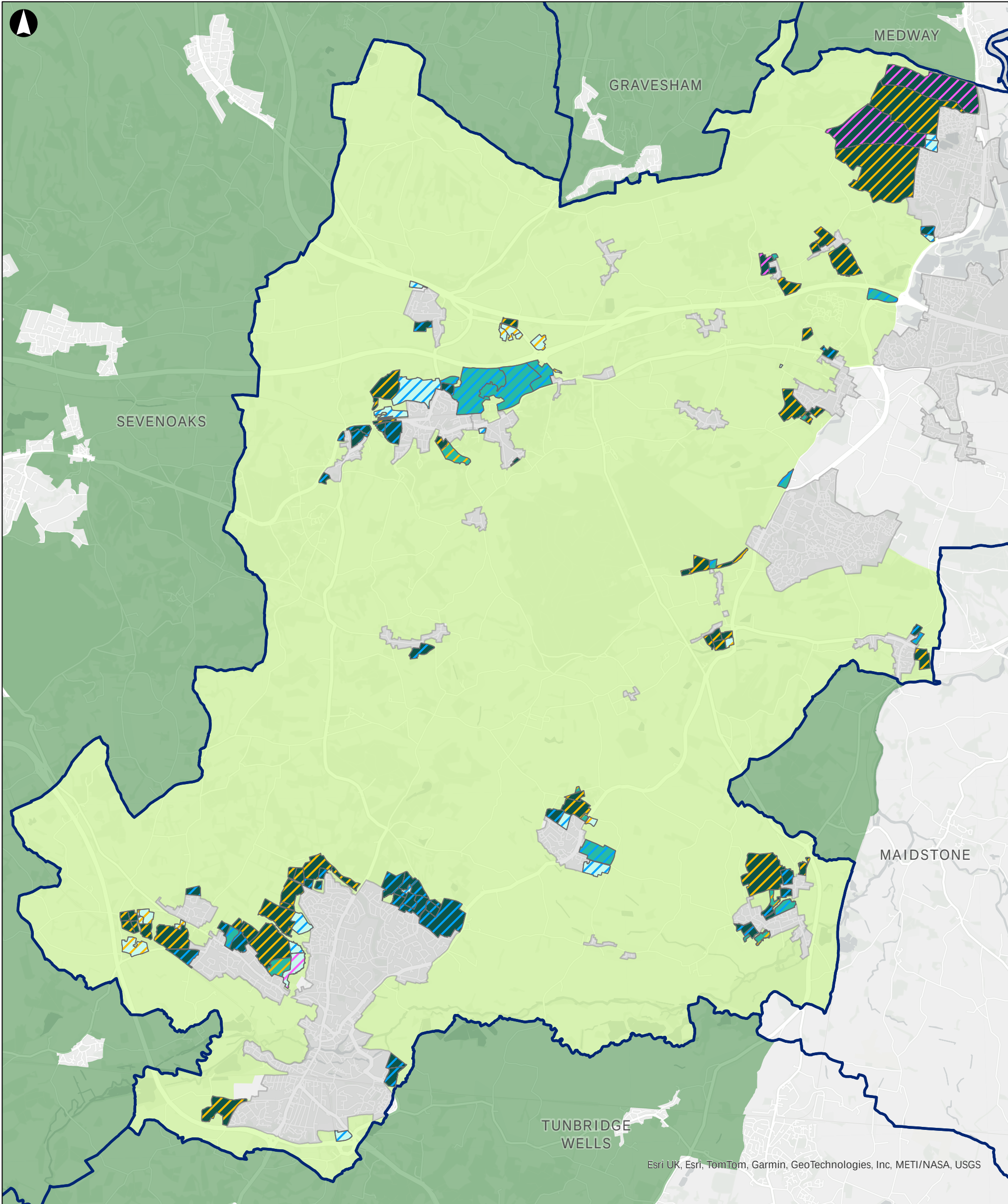
Each recommended sub-area or part sub-area has been assigned a unique reference number. In some cases, wider Green Belt land has been included as part of the recommended area to avoid leaving behind 'slivers' or islands of Green Belt, which would otherwise risk the integrity of the remaining Green Belt. The extent and location of the wider Green Belt land included for this reason is, like the rest of the report, merely a recommendation. As such, when considering them for release, the Council may consider in some cases that minor alterations may be justified in order to achieve a more robust boundary.

2.11 Boundary Considerations

The analysis of sub-area boundaries considered, in line with NPPF requirements, the strength of the boundaries if a sub-area were removed (wholly, or partially, depending on assessment recommendations) from the Green Belt. Where boundary weakness was identified, mitigation may be required, for example through strengthening existing partial boundary features or the creation of a new boundary feature. The boundary consideration for each sub-area can be found in the assessment pro forma in the Annex Report. This analysis was for information only and did not affect recommendations.

Table 8 Strategic assessment summary

Strategic assessment	No. of sub-areas	Sub-areas				
Important role	90	BG-01	HI-03	ME-06	TO-06	TO-29
		BG-02	HI-07	ME-07	TO-07	TO-30
		BG-03	HI-08	ME-08	TO-11	TO-31
		BG-05	HI-09	ME-09	TO-12	TO-32
		BG-06	HI-10	PT-02	TO-14	TO-33
		BG-08	HI-11	RY-02	TO-15	TO-34
		BG-11	HS-01	RY-03	TO-16	TO-35
		BI-01	HS-02	SN-01	TO-17	TO-37
		BI-02	HS-03	SN-02	TO-18	WA-01
		BI-03	IG-01	SN-03	TO-19	WA-03
		EA-01	IG-02	SN-04	TO-20	WM-01
		EA-02	IG-03	SN-05	TO-21	WM-02
		EA-05	IG-04	SN-06	TO-22	WM-03
		EA-06	ME-01	TO-01	TO-23	WM-04
		HAD-01	ME-02	TO-02	TO-24	WM-05
		HAD-03	ME-03	TO-03	TO-25	WM-07
		HAD-04	ME-04	TO-04	TO-26	WR-02
		HI-01	ME-05	TO-05	TO-28	WR-03
Less important role	46	BG-04	HAD-02	HI-06	PT-04	TO-27
		BG-07	HAD-05	HI-12	RY-01	TO-36
		BG-09	HAD-06	HS-04	RY-04	WA-02
		BG-10	HAD-07	KH-01	SN-07	WH-01
		BG-12	HAD-08	LU-01	SN-08	WM-06
		EA-03	HAD-09	ME-10	TO-08	WR-01
		EA-04	HI-02	PL-01	TO-09	WR-04
		EA-07	HI-04	PT-01	TO-10	WR-05
		EA-08	HI-05	PT-03	TO-13	WR-06
Partly less important role	0	n/a				



Sub-area Categorisation

- Important
- Less Important
- Partly Less Important

Overall NPPF Performance

- Strong
- Moderate
- Weak

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

Metres					
0 500 1,000 2,000					
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Drawing Title
Figure 9 Strategic assessment

Scale at A3
1:65,000

Role

Suitability

Project Number

Drawing Name

Rev

Table 9 Summary of assessment findings

Sub-area	Area (ha.)	National Landscape	Purpose (a)	Purpose (b)	Purpose (c)	Purpose (d)	Purpose (e)	Overall NPPF Purpose Performance	Strong performance against (a), (b) or (d)	Provisional Grey Belt	Strategic Role	Recommendation	Recommended area
BG-01	9.59	Yes	0	0	5	0	1	Strongly	No	Yes	Important	Recommended	Recommended in full
BG-02	2.14	Yes	0	0	5	0	1	Strongly	No	Yes	Important	Recommended	Recommended in full
BG-03	1.62	Yes	0	0	4	0	1	Moderately	No	Yes	Important	Not recommended	Not recommended
BG-04	7.25	Yes	0	0	2	0	1	Weakly	No	Yes	Less Important	Recommended	Recommended in full
BG-05	1.38	Yes	0	0	5	0	1	Strongly	No	Yes	Important	Not recommended	Not recommended
BG-06	16.77	Yes	0	0	5	0	1	Moderately	No	Yes	Important	Not recommended	Not recommended
BG-07	28.18	No	0	0	2	0	1	Weakly	No	Yes	Less Important	Recommended	Recommended in full
BG-08	3.26	Part	0	0	5	0	1	Strongly	No	Yes	Important	Recommended	Recommended in full
BG-09	3.04	Yes	0	0	3	0	1	Moderately	No	Yes	Less Important	Recommended	Recommended in full
BG-10	45.06	Part	0	0	3	0	1	Moderately	No	Yes	Less Important	Recommended	Recommended in full
BG-11	2.87	No	0	0	5	0	1	Strongly	No	Yes	Important	Recommended	Recommended in full
BG-12	8.67	No	0	0	3	0	1	Moderately	No	Yes	Less Important	Not recommended	Not recommended
BI-01	19.15	Yes	0	0	5	0	1	Strongly	No	Yes	Important	Not Recommended	Not recommended
BI-02	7.16	Yes	0	0	5	0	1	Strongly	No	Yes	Important	Not recommended	Not recommended
BI-03	2.29	Yes	0	0	5	0	1	Strongly	No	Yes	Important	Not recommended	Not recommended
EA-01	3.25	No	0	0	5	0	1	Strongly	No	Yes	Important	Recommended	Recommended in full

Sub-area	Area (ha.)	National Landscape	Purpose (a)	Purpose (b)	Purpose (c)	Purpose (d)	Purpose (e)	Overall NPPF Purpose Performance	Strong performance against (a), (b) or (d)	Provisional Grey Belt	Strategic Role	Recommendation	Recommended area
EA-02	2.6	No	0	0	5	0	1	Strongly	No	Yes	Important	Recommended	Recommended in full
EA-03	0.67	No	0	0	3	0	1	Weakly	No	Yes	Less Important	Recommended	Recommended in full
EA-04	3.15	No	0	0	3	0	1	Moderately	No	Yes	Less Important	Not recommended	Not recommended
EA-05	2.46	No	0	0	5	0	1	Strongly	No	Yes	Important	Recommended	Recommended in full
EA-06	1.13	No	0	0	5	0	1	Strongly	No	Yes	Important	Recommended	Recommended in full
EA-07	2.37	No	0	0	3	0	1	Moderately	No	Yes	Less Important	Recommended	Recommended in full
EA-08	5.54	No	0	0	3	0	1	Moderately	No	Yes	Less Important	Recommended	Recommended in full
HAD-01	5.16	No	0	0	5	0	1	Strongly	No	Yes	Important	Recommended	Recommended in full
HAD-02	3.86	No	0	0	2	0	1	Weakly	No	Yes	Less Important	Recommended	Recommended in full
HAD-03	11.11	No	0	0	5	0	1	Strongly	No	Yes	Important	Not recommended	Not recommended
HAD-04	3.26	No	0	0	5	0	1	Strongly	No	Yes	Important	Not recommended	Not recommended
HAD-05	0.61	No	0	0	3	0	1	Moderately	No	Yes	Less Important	Not recommended	Not recommended
HAD-06	0.95	No	0	0	3	0	1	Moderately	No	Yes	Less Important	Recommended	Recommended in full
HAD-07	1.9	No	0	0	1	0	1	Weakly	No	Yes	Less Important	Recommended	Recommended in full
HAD-08	15.94	No	0	0	3	0	1	Moderately	No	Yes	Less Important	Recommended	Recommended in full
HAD-09	8.9	No	0	0	2	0	1	Weakly	No	Yes	Less Important	Recommended	Recommended in full

Sub-area	Area (ha.)	National Landscape	Purpose (a)	Purpose (b)	Purpose (c)	Purpose (d)	Purpose (e)	Overall NPPF Purpose Performance	Strong performance against (a), (b) or (d)	Provisional Grey Belt	Strategic Role	Recommendation	Recommended area
HI-01	3.36	No	0	0	5	0	1	Strongly	No	Yes	Important	Recommended	Recommended in full
HI-02	1.54	No	0	0	2	0	1	Weakly	No	Yes	Less Important	Not recommended	Not recommended
HI-03	20.57	No	0	0	5	0	1	Strongly	No	Yes	Important	Not recommended	Not recommended
HI-04	4.72	No	0	0	2	0	1	Weakly	No	Yes	Less Important	Not recommended	Not recommended
HI-05	0.42	No	0	0	1	0	1	Weakly	No	Yes	Less Important	Not recommended	Not recommended
HI-06	1.11	No	0	0	2	0	1	Weakly	No	Yes	Less Important	Not recommended	Not recommended
HI-07	4.55	No	0	0	5	0	1	Weakly	No	Yes	Important	Not recommended	Not recommended
HI-08	2.44	No	0	0	5	0	1	Weakly	No	Yes	Important	Not recommended	Not recommended
HI-09	2.35	No	0	0	5	0	1	Weakly	No	Yes	Important	Not recommended	Not recommended
HI-10	1.88	No	0	0	5	0	1	Weakly	No	Yes	Important	Not recommended	Not recommended
HI-11	3.19	No	0	0	5	0	1	Weakly	No	Yes	Important	Not recommended	Not recommended
HI-12	9.97	No	0	0	2	0	1	Weakly	No	Yes	Less Important	Not recommended	Not recommended
HS-01	40.09	No	0	0	5	0	1	Strongly	No	Yes	Less Important	Not recommended	Not recommended
HS-02	4.85	No	0	0	5	0	1	Strongly	No	Yes	Important	Recommended	Recommended in full
HS-03	2.94	No	0	0	5	0	1	Strongly	No	Yes	Important	Recommended	Recommended in full
HS-04	3.15	No	0	0	5	0	1	Strongly	No	Yes	Less Important	Not recommended	Not recommended

Sub-area	Area (ha.)	National Landscape	Purpose (a)	Purpose (b)	Purpose (c)	Purpose (d)	Purpose (e)	Overall NPPF Purpose Performance	Strong performance against (a), (b) or (d)	Provisional Grey Belt	Strategic Role	Recommendation	Recommended area
IG-01	1.31	Yes	0	0	4	0	1	Strongly	No	Yes	Important	Recommended	Recommended in full
IG-02	3.96	Yes	0	0	4	0	1	Strongly	No	Yes	Important	Recommended	Recommended in full
IG-03	4.95	Yes	0	0	5	0	1	Strongly	No	Yes	Important	Recommended	Recommended in full
IG-04	2.19	No	0	0	5	0	1	Strongly	No	Yes	Important	Recommended	Recommended in full
KH-01	3.57	No	0	1	3	0	1	Moderately	No	Yes	Less Important	Recommended	Recommended in full
LY-01	7.61	No	0	1	3	0	1	Moderately	No	Yes	Less Important	Recommended	Recommended in full
ME-01	1.39	No	0	0	5	0	1	Strongly	No	Yes	Important	Not recommended	Not recommended
ME-02	6.92	No	0	0	4	0	1	Strongly	No	Yes	Important	Not recommended	Not recommended
ME-03	1.78	No	0	0	3	0	1	Moderately	No	Yes	Important	Not recommended	Not recommended
ME-04	1.59	No	0	0	5	0	1	Strongly	No	Yes	Important	Recommended	Recommended in full
ME-05	1.85	No	0	0	5	0	1	Strongly	No	Yes	Important	Not recommended	Not recommended
ME-06	2.32	No	0	0	5	0	1	Strongly	No	Yes	Important	Not recommended	Not recommended
ME-07	3.1	No	0	0	5	0	1	Strongly	No	Yes	Important	Not recommended	Not recommended
ME-08	3.23	No	0	0	5	0	1	Strongly	No	Yes	Important	Not recommended	Not recommended
ME-09	2.3	No	0	0	5	0	1	Strongly	No	Yes	Important	Not recommended	Not recommended
ME-10	1.99	No	0	0	2	0	1	Weakly	No	Yes	Less Important	Not recommended	Not recommended

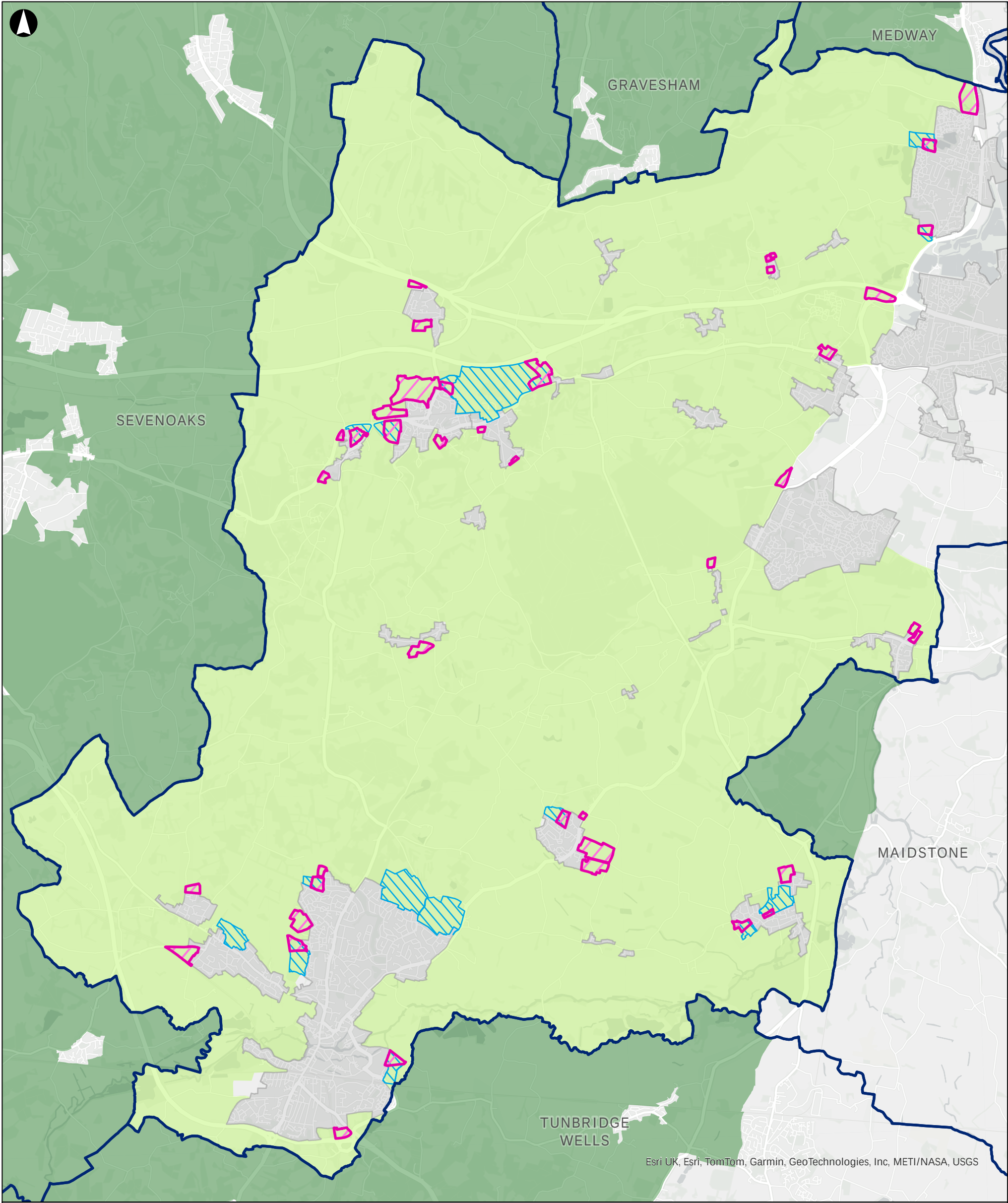
Sub-area	Area (ha.)	National Landscape	Purpose (a)	Purpose (b)	Purpose (c)	Purpose (d)	Purpose (e)	Overall NPPF Purpose Performance	Strong performance against (a), (b) or (d)	Provisional Grey Belt	Strategic Role	Recommendation	Recommended area
PL-01	5.95	Yes	0	0	4	0	1	Strongly	No	Yes	Less Important	Recommended	Recommended in full
PT-01	0.94	No	0	0	2	0	1	Weakly	No	Yes	Less Important	Recommended	Recommended in full
PT-02	0.73	No	0	0	5	0	1	Strongly	No	Yes	Important	Recommended	Recommended in full
PT-03	41.03	No	0	0	3	0	1	Moderately	No	Yes	Less Important	Recommended	Recommended in full
PT-04	12.79	No	0	0	3	0	1	Moderately	No	Yes	Less Important	Recommended	Recommended in full
RY-01	0.71	Yes	0	0	3	0	1	Moderately	No	Yes	Less Important	Recommended	Recommended in full
RY-02	5.65	Yes	0	0	5	0	1	Strongly	No	Yes	Important	Partly recommended	Part recommended = 0.83ha
RY-03	1.22	Yes	0	0	5	0	1	Strongly	No	Yes	Important	Recommended	Recommended in full
RY-04	6.85	Yes	0	0	4	0	1	Strongly	No	Yes	Less Important	Not recommended	Not recommended
SN-01	3.38	No	0	1	5	0	1	Strongly	No	Yes	Important	Recommended	Recommended in full
SN-02	1.59	No	0	1	2	0	1	Weakly	No	Yes	Important	Recommended	Recommended in full
SN-03	104.94	Part	0	0	4	0	1	Strongly	No	Yes	Important	Not recommended	Not recommended
SN-04	72.79	Part	0	0	4	0	1	Strongly	No	Yes	Important	Partly recommended	Part recommended = 11.74ha
SN-05	73.06	No	0	0	5	0	1	Strongly	No	Yes	Important	Not recommended	Not recommended
SN-06	65.61	No	0	0	4	0	1	Strongly	No	Yes	Important	Partly recommended	Part recommended = 13.89ha

Sub-area	Area (ha.)	National Landscape	Purpose (a)	Purpose (b)	Purpose (c)	Purpose (d)	Purpose (e)	Overall NPPF Purpose Performance	Strong performance against (a), (b) or (d)	Provisional Grey Belt	Strategic Role	Recommendation	Recommended area
SN-07	3.81	No	0	0	1	0	1	Weakly	No	Yes	Less Important	Recommended	Recommended in full
SN-08	1.96	No	0	0	1	0	1	Weakly	No	Yes	Less Important	Recommended	Recommended in full
TO-01	8.29	No	0	0	4	0	1	Strongly	No	Yes	Important	Recommended	Recommended in full
TO-02	2.82	No	0	0	5	0	1	Strongly	Yes	Yes	Important	Recommended	Recommended in full
TO-03	4.96	No	0	0	3	0	1	Moderately	No	Yes	Important	Recommended	Recommended in full
TO-04	6.94	No	0	0	5	0	1	Strongly	No	Yes	Important	Recommended	Recommended in full
TO-05	2.51	No	0	0	5	0	1	Strongly	No	Yes	Important	Not recommended	Not recommended
TO-06	6.16	No	0	0	4	0	1	Strongly	No	Yes	Important	Not recommended	Not recommended
TO-07	32.76	No	0	0	4	0	1	Strongly	No	Yes	Important	Not recommended	Not recommended
TO-08	9.41	No	0	0	3	0	1	Moderately	No	Yes	Less Important	Not recommended	Recommended in full
TO-09	10.14	No	0	0	2	1	1	Weakly	No	Yes	Less Important	Partly recommended	Part recommended = 17.27ha
TO-10	3.57	No	0	0	1	0	1	Weakly	Yes	Yes	Less Important	Recommended	Recommended in full
TO-11	1.12	No	0	0	5	0	1	Strongly	Yes	Yes	Important	Not recommended	Not recommended
TO-12	18.73	No	0	0	5	0	1	Strongly	No	Yes	Important	Not recommended	Not recommended
TO-13	8.69	No	0	0	2	0	1	Weakly	No	Yes	Less Important	Recommended	Recommended in full
TO-14	1.97	No	0	0	5	0	1	Strongly	No	Yes	Important	Not recommended	Not recommended

Sub-area	Area (ha.)	National Landscape	Purpose (a)	Purpose (b)	Purpose (c)	Purpose (d)	Purpose (e)	Overall NPPF Purpose Performance	Strong performance against (a), (b) or (d)	Provisional Grey Belt	Strategic Role	Recommendation	Recommended area
TO-15	11.28	No	0	0	5	0	1	Strongly	No	Yes	Important	Not recommended	Not recommended
TO-16	2.28	No	0	0	5	0	1	Strongly	No	Yes	Important	Not recommended	Not recommended
TO-17	3.77	No	0	0	5	0	1	Strongly	No	Yes	Important	Not recommended	Not recommended
TO-18	2.2	No	0	0	5	0	1	Strongly	No	Yes	Important	Recommended	Recommended in full
TO-19	1.56	No	0	0	5	0	1	Strongly	No	Yes	Important	Recommended	Recommended in full
TO-20	13.24	No	0	0	5	0	1	Strongly	No	Yes	Important	Not recommended	Not recommended
TO-21	1.97	No	0	0	5	0	1	Strongly	Yes	Yes	Important	Recommended	Recommended in full
TO-22	4.92	No	0	0	5	0	1	Strongly	Yes	Yes	Important	Not recommended	Not recommended
TO-23	10.54	No	0	0	5	0	1	Strongly	Yes	Yes	Important	Recommended	Recommended in full
TO-24	3.39	No	0	0	5	0	1	Strongly	No	Yes	Important	Recommended	Recommended in full
TO-25	1.86	No	0	0	5	0	1	Strongly	No	Yes	Important	Recommended	Recommended in full
TO-26	4.71	No	0	0	5	0	1	Strongly	No	Yes	Important	Recommended	Recommended in full
TO-27	1.32	No	0	0	2	0	1	Weakly	No	Yes	Less Important	Recommended	Recommended in full
TO-28	4.95	No	0	0	4	0	1	Strongly	Yes	Yes	Important	Recommended	Recommended in full
TO-29	4.48	No	0	0	5	0	1	Strongly	No	Yes	Important	Recommended	Recommended in full
TO-30	8.25	No	0	0	5	0	1	Strongly	No	Yes	Important	Recommended	Recommended in full

Sub-area	Area (ha.)	National Landscape	Purpose (a)	Purpose (b)	Purpose (c)	Purpose (d)	Purpose (e)	Overall NPPF Purpose Performance	Strong performance against (a), (b) or (d)	Provisional Grey Belt	Strategic Role	Recommendation	Recommended area
TO-31	1.38	No	0	0	5	0	1	Strongly	No	Yes	Important	Recommended	Recommended in full
TO-32	4.01	No	0	0	4	0	1	Strongly	No	Yes	Important	Recommended	Recommended in full
TO-33	32.65	No	0	0	5	0	1	Strongly	No	Yes	Important	Recommended	Recommended in full
TO-34	4.96	No	0	0	5	0	1	Weakly	No	Yes	Important	Recommended	Recommended in full
TO-35	6.05	No	0	0	5	0	1	Strongly	No	Yes	Important	Recommended	Recommended in full
TO-36	4.12	No	0	0	2	0	1	Weakly	No	Yes	Less Important	Recommended	Recommended in full
TO-37	18.93	No	0	0	5	0	1	Strongly	No	Yes	Important	Not recommended	Not recommended
WA-01	2.08	No	0	0	4	0	1	Strongly	No	Yes	Important	Recommended	Recommended in full
WA-02	1.79	No	0	0	3	0	1	Moderately	No	Yes	Less Important	Recommended	Recommended in full
WA-03	7.54	No	0	0	5	0	1	Strongly	No	Yes	Important	Not recommended	Not recommended
WH-01	0.43	No	0	0	2	0	1	Weakly	No	Yes	Less Important	Not recommended	Not recommended
WM-01	2.7	No	0	1	5	5	1	Strongly	Yes	No	Important	Not recommended	Not recommended
WM-02	1.7	No	0	1	5	5	1	Strongly	Yes	No	Important	Not recommended	Not recommended
WM-03	0.66	No	0	1	2	3	1	Moderately	No	Yes	Important	Not recommended	Not recommended
WM-04	14.74	No	0	1	5	1	1	Strongly	No	Yes	Important	Not recommended	Not recommended
WM-05	3.79	No	0	0	4	0	1	Moderately	No	Yes	Important	Recommended	Recommended in full

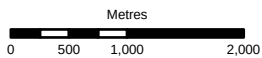
Sub-area	Area (ha.)	National Landscape	Purpose (a)	Purpose (b)	Purpose (c)	Purpose (d)	Purpose (e)	Overall NPPF Purpose Performance	Strong performance against (a), (b) or (d)	Provisional Grey Belt	Strategic Role	Recommendation	Recommended area
WM-06	0.20	No	0	0	2	0	1	Weakly	No	Yes	Less Important	Not recommended	Not recommended
WM-07	2.94	No	0	0	4	0	1	Strongly	No	Yes	Important	Not recommended	Not recommended
WR-01	1.94	Yes	0	0	2	0	1	Weakly	No	Yes	Less Important	Recommended	Recommended in full
WR-02	4.4	Yes	0	0	5	0	1	Strongly	No	Yes	Important	Recommended	Recommended in full
WR-03	3.02	Yes	0	0	4	0	1	Strongly	No	Yes	Important	Not recommended	Not recommended
WR-04	2.31	No	0	0	1	0	1	Weakly	No	Yes	Less Important	Not recommended	Not recommended
WR-05	4.02	No	0	0	1	0	1	Weakly	No	Yes	Less Important	Not recommended	Not recommended
WR-06	0.97	No	0	0	2	0	1	Weakly	No	Yes	Less Important	Not recommended	Not recommended
WR-07	4.75	Yes	0	0	2	0	1	Weakly	No	Yes	Less Important	Not recommended	Not recommended



Recommendations

- Recommended Areas
- Recommended in Combination

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



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Figure 10 Recommendations

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3. Conclusions

3.1 Green Belt assessment

This study has examined the performance of the Green Belt within Tonbridge and Malling against the Green Belt purposes, as set out in the NPPF (2024). A total of 136 sub-areas were identified for this assessment.

The sub-areas were defined using a four-stage process, as detailed in the Methodology Report, with the area of search primarily focussed on land around higher tier settlements - i.e. the top four tiers within the emerging settlement hierarchy, as well as areas surrounding accessible locations in the Green Belt that did not lie within the top four tiers of settlements. These locations have been identified by the Council as likely foci for growth in the emerging spatial strategy for the new Local Plan.

Critically, the assessment also considered the role and importance of sub-areas in terms of the function of the wider Green Belt. For example, it considered whether the release of sub-areas might result in 'holes' in the Green Belt, which do not comprise existing inset areas or potential extensions of inset areas. Consideration was also given to potential impacts upon the relative strength of the Green Belt boundary and whether new boundaries would be defined '*clearly, using physical features that are readily recognisable and likely to be permanent*' (in line with Paragraph 149 (f) of the NPPF).

Of the 136 sub-areas assessed, 63 are recommended for retention in the Green Belt. For sites retained in the Green Belt, national Green Belt policy should continue to apply.

The remaining 73 sub-areas are recommended for further consideration (Figure 10).

- 69 sub-areas have been recommended for further consideration– if removed from the Green Belt, these areas are unlikely to result in harm to the wider Green Belt; and
- 4 sub-areas have been recommended for partial further consideration- – if partially removed from the Green Belt, these areas are unlikely to result in harm to the wider Green Belt.

The Stage 2 sub-areas recommended for further consideration cover a total of 473 hectares of Green Belt land.² This represents 2.77% of the total designated Green Belt land in Tonbridge and Malling Borough.

3.2 Grey belt assessment

Taking the results of the purposes assessment, a total of 134 sub-areas which do not contribute strongly to any one of purposes (a), (b), or (d) have been identified as *provisional* grey belt. As defined in the NPPF, grey belt excludes land where the application of policies relating to the areas or assets in footnote 7 to the NPPF (other than Green Belt) would provide a strong reason for refusing or restricting development. As set out in the Methodology Report, the analysis contained within the GBA only forms part of the evidence for the footnote 7 judgement. Therefore, the Council should review whether the application of policies relating to footnote 7 would provide a strong reason for refusing or restricting development in any of these locations, once more detail is known for sites and broad areas for growth later in the plan making or decision making processes. Once this final exercise has been completed, the Council will be able to confirm grey belt status.

² For sub-areas recommended for partial further consideration, this figure includes only the part recommended for further consideration.

3.3 Potential amendments to the Green Belt

NPPF 2024 paragraph 148 introduces a sequential approach to the release of Green Belt land: *“Where it is necessary to release Green Belt land for development, plans should give priority to previously developed land, then consider grey belt which is not previously developed, and then other Green Belt locations.”* When applying this approach through proposed release of Green Belt, consideration still needs to be given to promoting sustainable patterns of development. The NPPF further states that it is necessary to consider whether *“the site’s location is appropriate with particular reference to paragraphs 110 and 115 of this Framework”* (NPPF 2024, paragraph 148). Paragraphs 110 and 115 focus on sustainable development locations and sustainable transport solutions.

Therefore, it is important to note that the recommendations set out in this report will not automatically lead to the release of land. The areas identified through this study as warranting further consideration and those identified as provisional grey belt will need to be subject to more detailed assessment and consideration in terms of the wider balance of planning factors. Ultimately this review will sit as just one part of a wider suite of evidence base documents used to inform future plan-making. Following this study, it will be for the Council to make decisions determining which areas might be released from the Green Belt as part of updating the Local Plan, in line with NPPF Paragraph 148.

In this Green Belt assessment, once the methodology excluded sub-areas which are wholly or predominantly affected by major constraints, all recommendations were made based on the performance of sub-areas against NPPF purposes, and their performance in the context of the wider Green Belt. Suitability in terms of sustainability, deliverability, infrastructure and wider site-specific or strategic planning considerations has not been taken into account in the recommendations. Rather, it falls to TMBC to further assess the sustainability and deliverability of areas of land assessed through the Stage 2 GBA as part of the wider plan-making process. Should further work demonstrate that sites are not sustainable or deliverable, the Council may over-ride the recommendations of this document, and consider that the sub-areas should be retained within the Green Belt.

As noted previously, the relative strength of boundaries was not a determining factor in the final recommendations given it may be possible in certain circumstances to secure mitigation to strengthen currently weak boundaries or to provide new boundaries where gaps exist (e.g. through site allocations policies). While this assessment notes where this might be required, the decision on the necessity to strengthen existing, or create new boundaries, will be for the Council to take, taking into account how such mitigation might be secured.

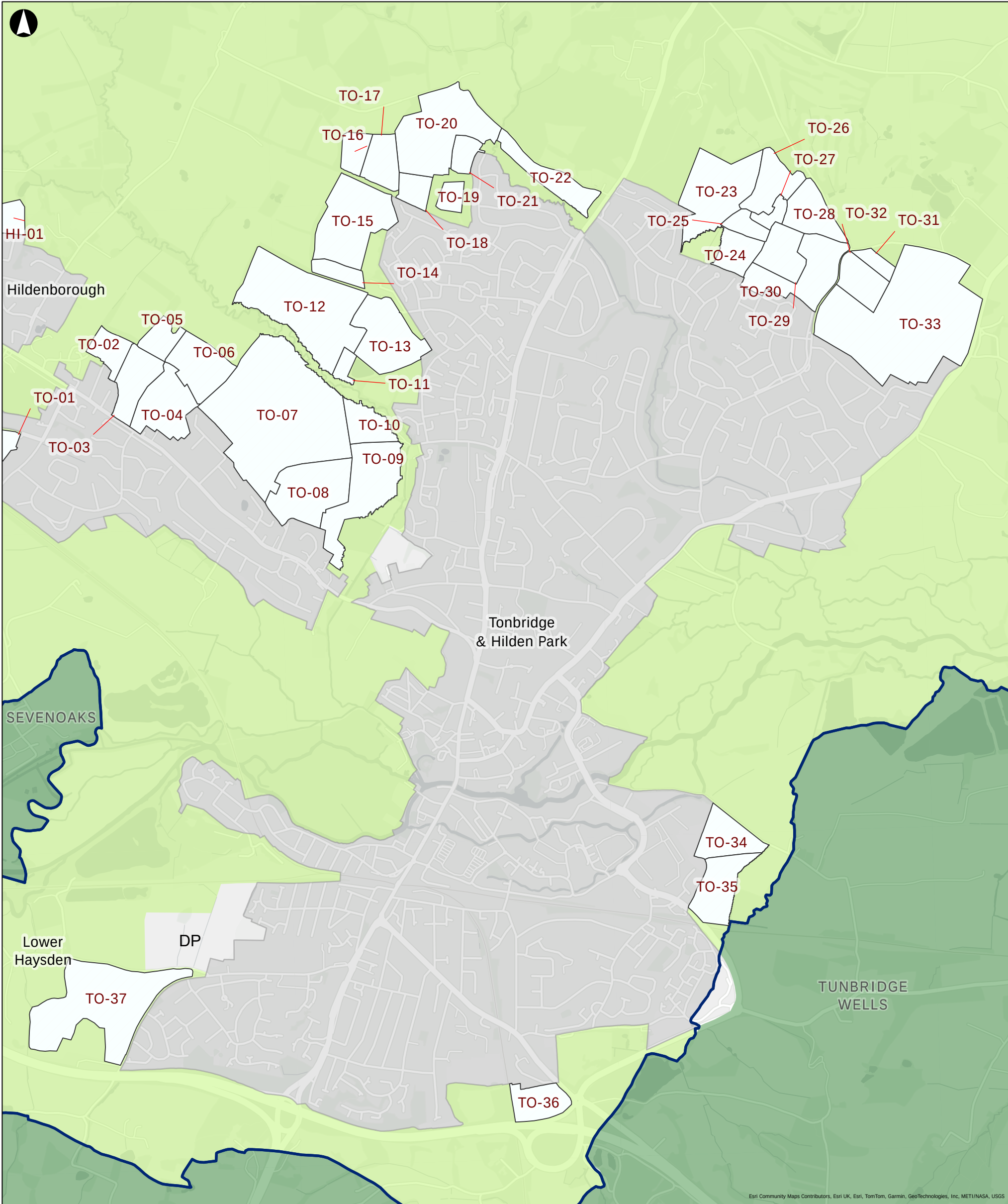
The Council will also need to carefully consider whether, in accordance with the NPPF, there are any exceptional circumstances that justify Green Belt boundaries being altered through the Local Plan review. At that time, the Council will need to consider the intended permanence of the Green Belt boundary in the long term, to ensure any proposed boundaries are capable of enduring beyond the Plan period. Furthermore, as part of the exceptional circumstances case, the NPPF 2024 requires a test of: *“whether the release of Green Belt land would fundamentally undermine the purposes (taken together) of the remaining Green Belt across the plan area as a whole.”* (paragraph 146). The accompanying PPG explains that *“in reaching this judgement, authorities should consider whether, or the extent to which, the release or development of Green Belt Land would affect the ability of all the remaining Green Belt across the area of the plan from serving all five of the Green Belt purposes in a meaningful way”*.

Therefore, once the combination of potential Green Belt sites for release is known, the assessment of fundamentally important areas within the Stage 1 Main Report can be

reviewed to support the Council in conducting this ‘fundamentally undermine’ test when reviewing their Green Belt boundaries.

Appendix A: Assessment Maps

A.1 Tonbridge and Hilden Park



Sub-area performance against purpose (a)

5
4
3
2
1
0

Local Authority Boundaries

Tonbridge & Malling Green Belt

Neighbouring Green Belt

Settlements

DP Safeguarded Land from the Local Development Plan

Coordinate System: British National Grid

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Sub-area performance against purpose (a): Tonbridge

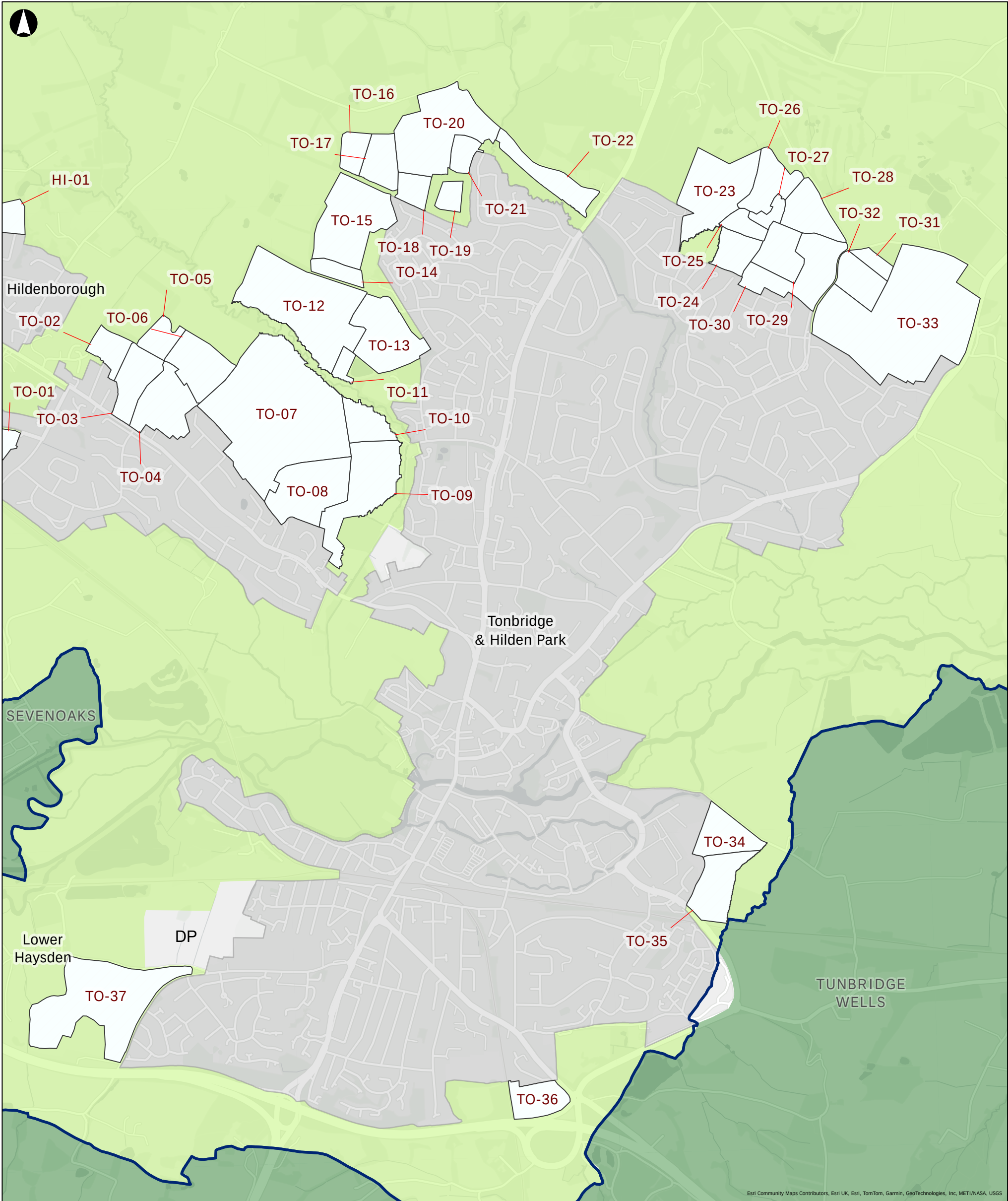
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Role
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Sub-area performance against purpose (b)

5
3
1
0

Local Authority Boundaries

Tonbridge & Malling Green Belt

Neighbouring Green Belt

Settlements

DP Safeguarded Land from the Local Development Plan

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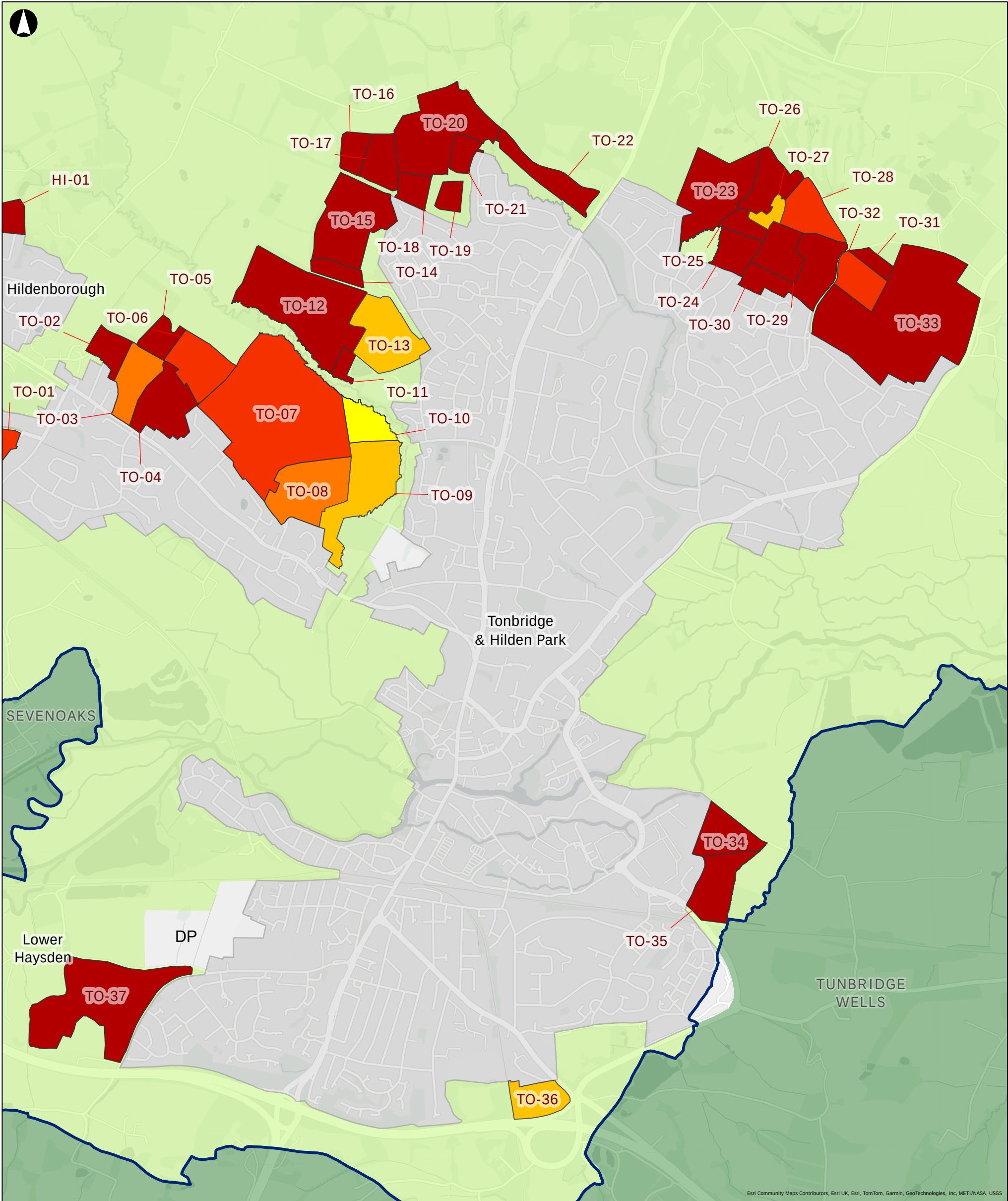
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Sub-area performance against purpose (c)

5
4
3
2
1
0

Local Authority Boundaries

Tonbridge & Malling Green Belt

Neighbouring Green Belt

Settlements

DP Safeguarded Land from the Local Development Plan

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0 270 540 1,080 Metres

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Sub-area performance against purpose (c): Tonbridge

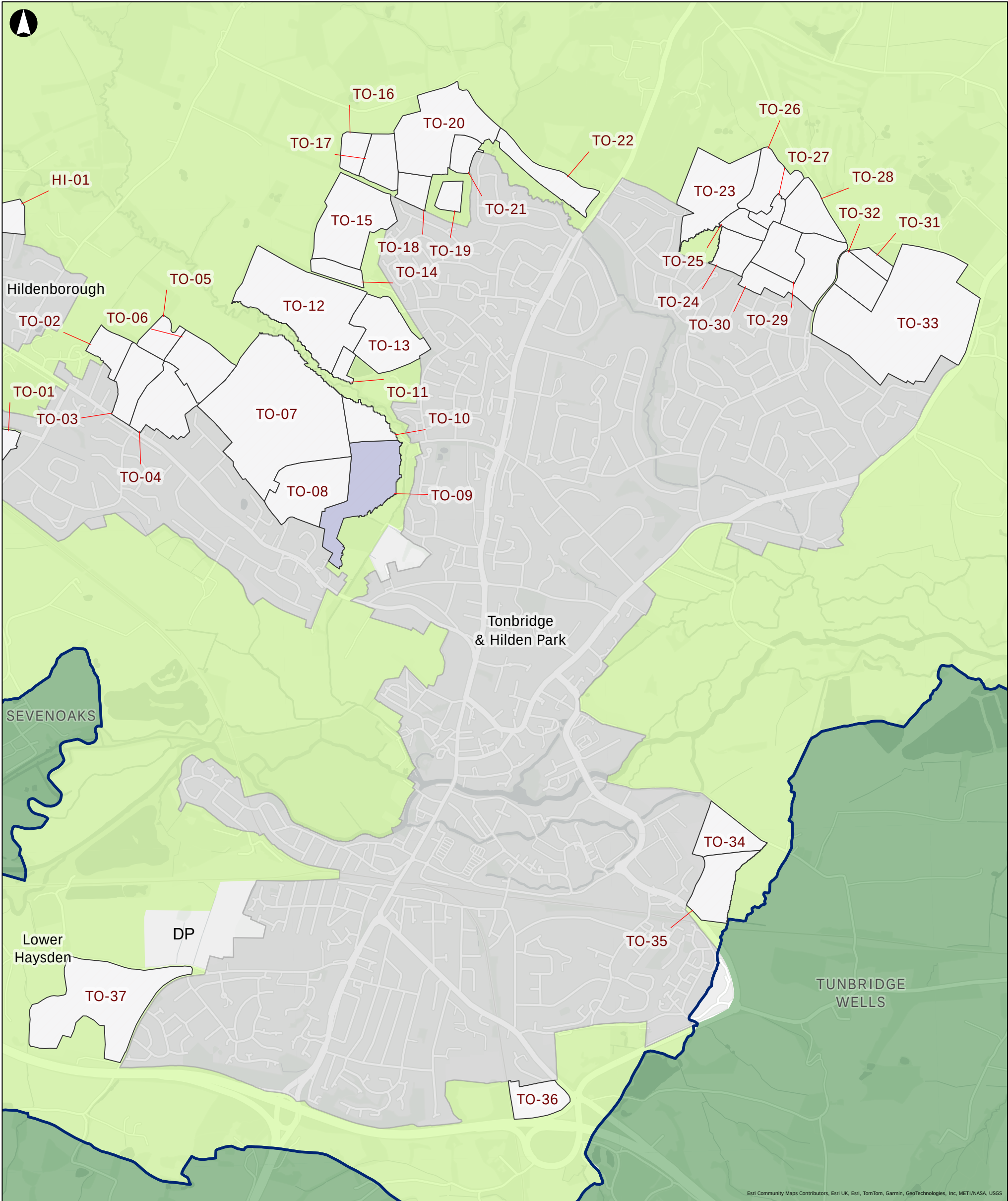
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Sub-area performance against purpose (d)

5
3
1
0

Local Authority Boundaries

Tonbridge & Malling Green Belt

Neighbouring Green Belt

Settlements

DP Safeguarded Land from the Local Development Plan

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Sub-area performance against purpose (d): Tonbridge

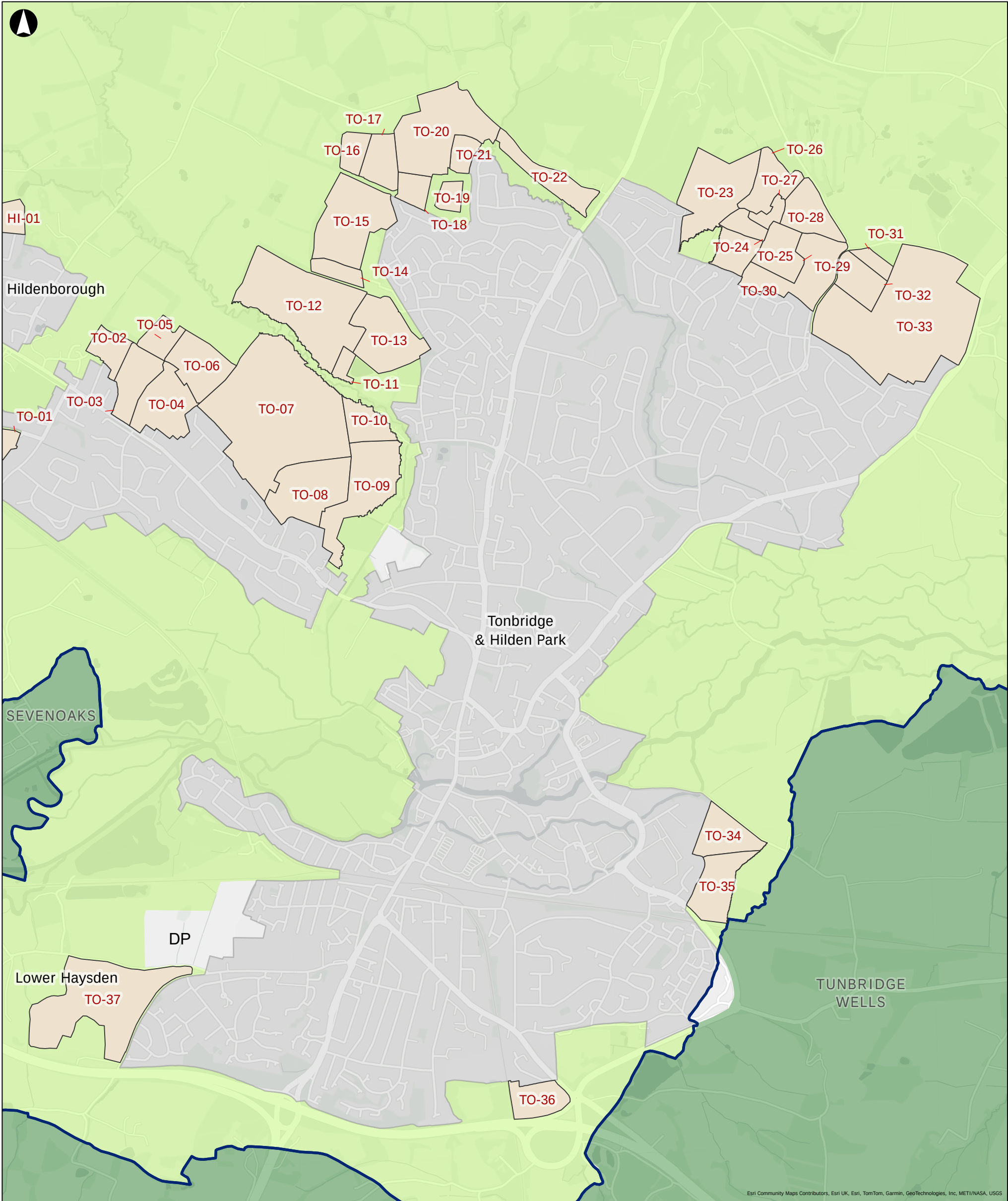
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Sub-area performance against purpose (e)

5
4
3
2
1
0

Local Authority Boundaries

Tonbridge & Malling Green Belt

Neighbouring Green Belt

Settlements

DP Safeguarded Land from the Local Development Plan

Coordinate System: British National Grid

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0 270 540 1,080 Metres

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Sub-area performance against purpose (e): Tonbridge

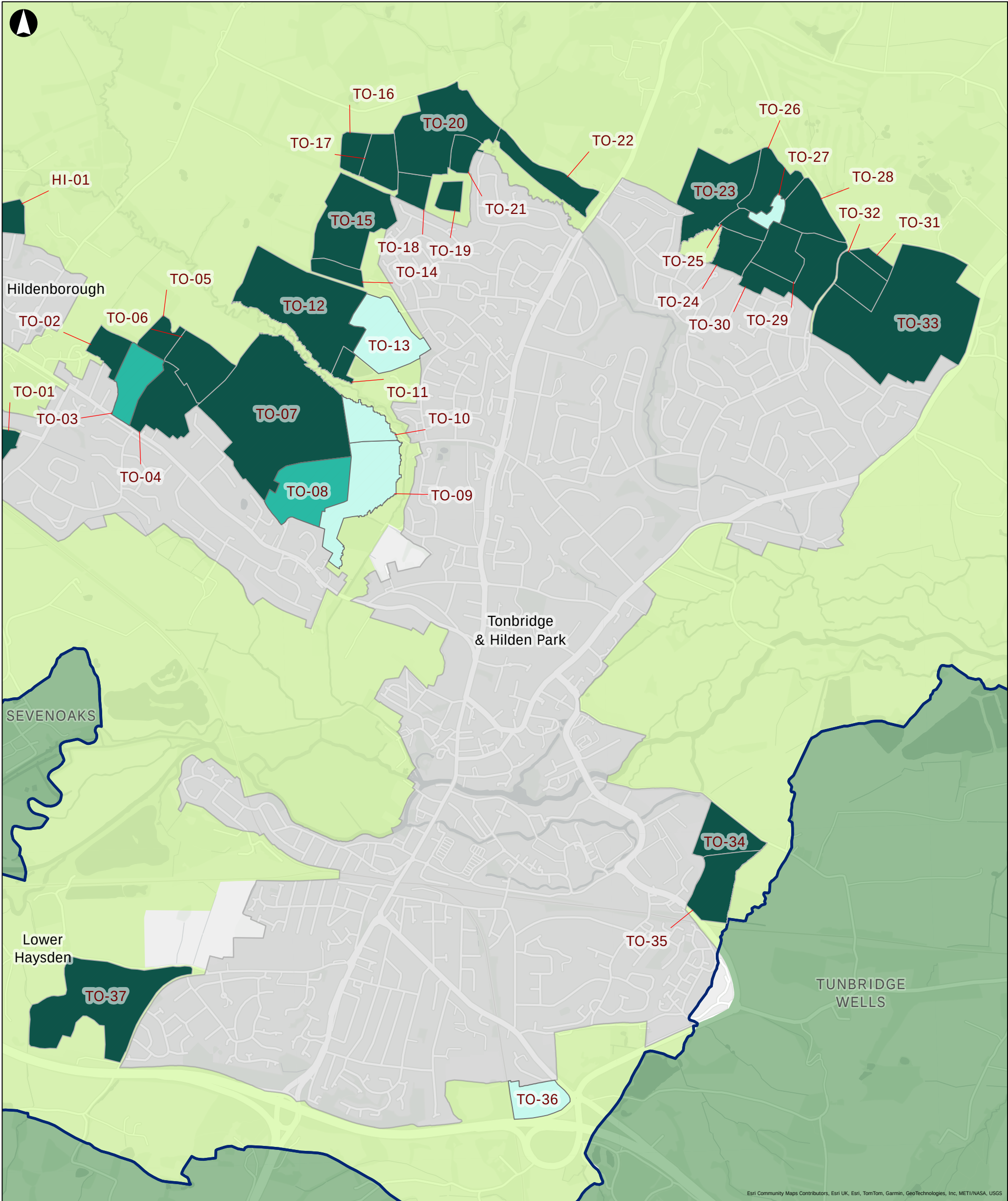
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Role
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Overall NPPF Performance

- Strong
- Moderate
- Weak

Local Authority Boundaries

- Tonbridge & Malling Green Belt
- Neighbouring Green Belt
- Settlements

Coordinate System: British National Grid

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Overall sub-area performance against NPPF purposes: Tonbridge

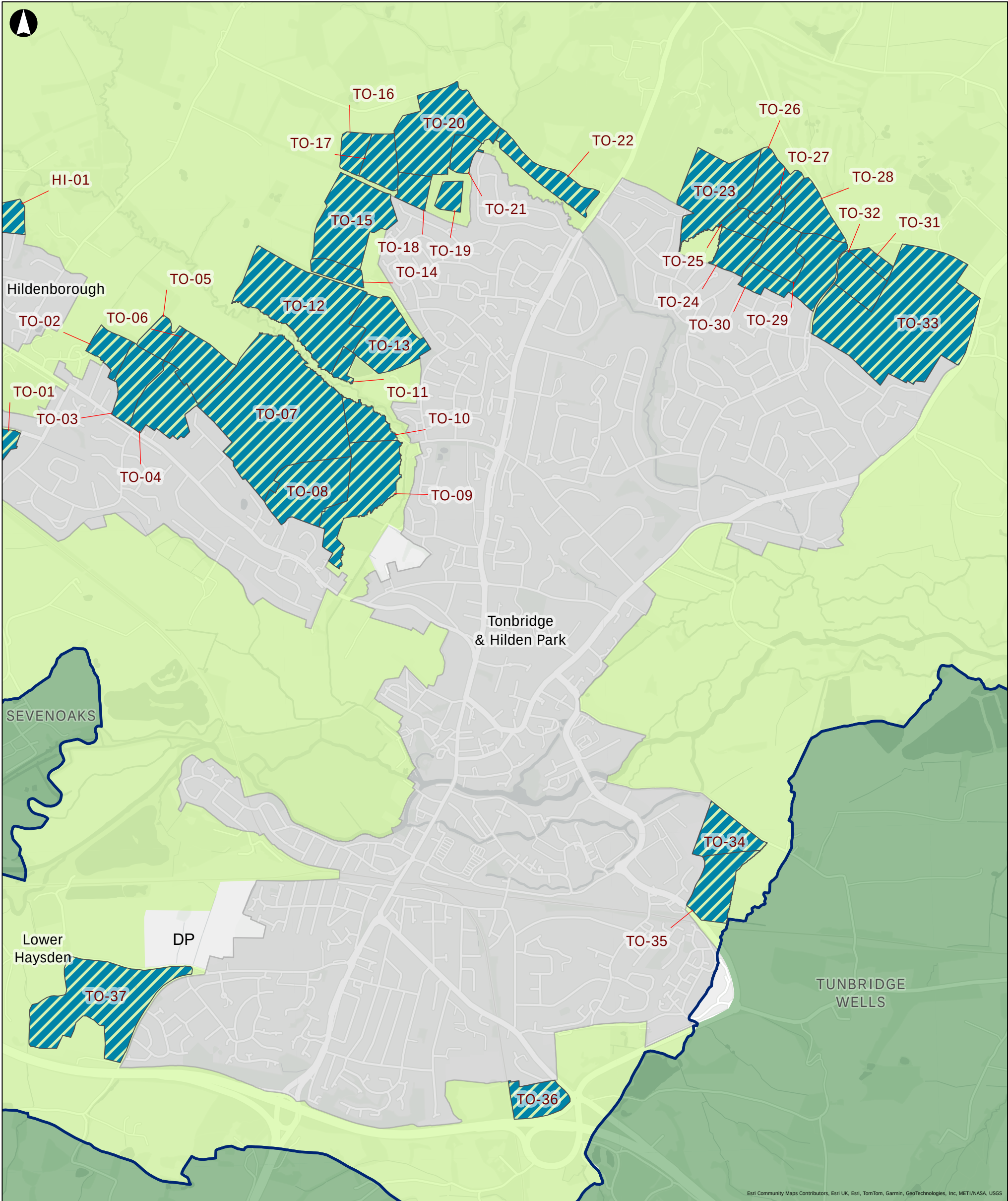
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Role
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Suitability
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Provisional Grey Belt Identification

- No
- Yes

Local Authority Boundaries

Tonbridge & Malling Green Belt

Neighbouring Green Belt

Settlements

DP Safeguarded Land from the Local Development Plan

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Provisional Grey Belt Identification: Tonbridge

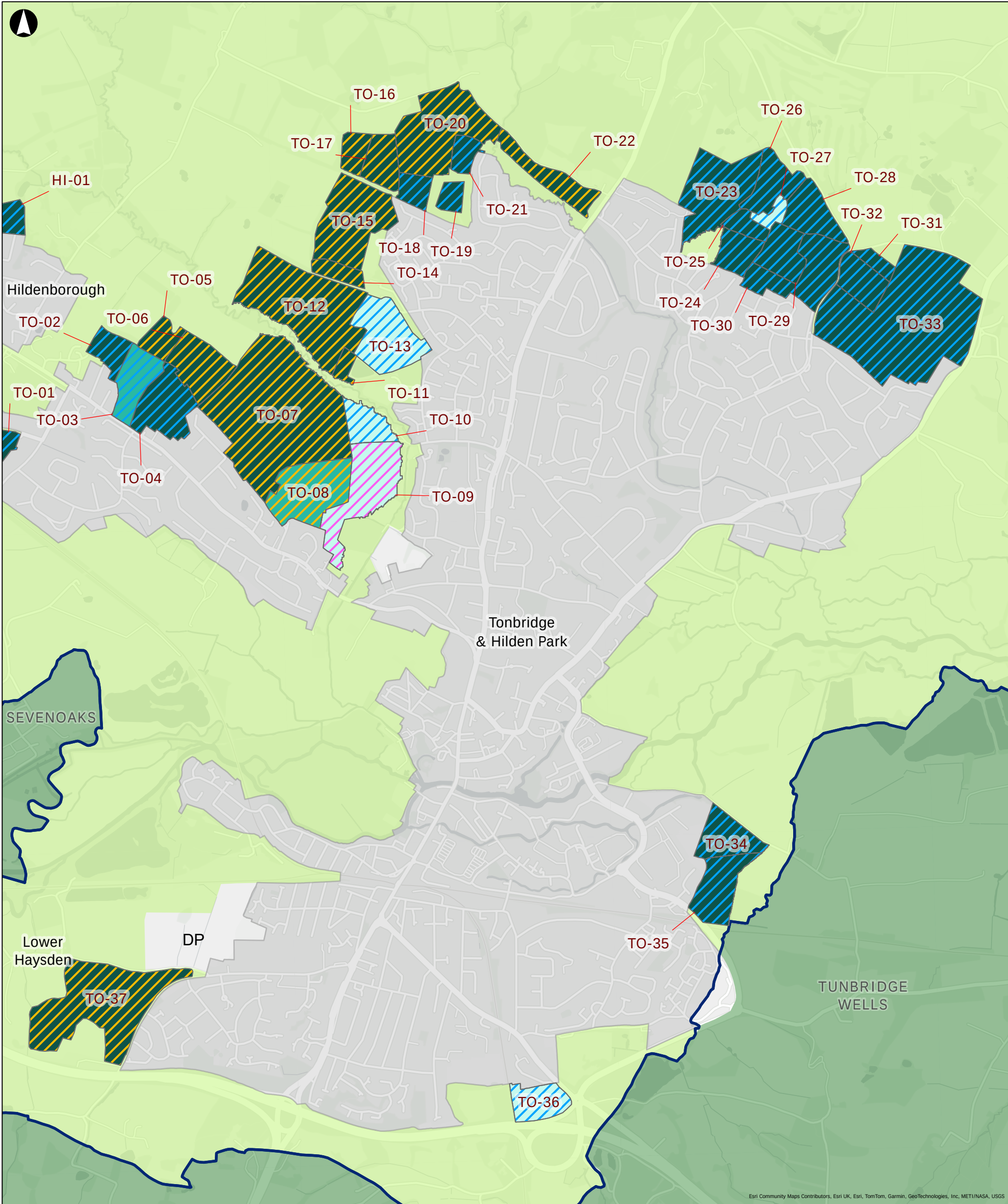
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Role
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Suitability
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Drawing Name
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Sub-area Categorisation

- Important
- Less Important
- Partly Less Important

Overall NPPF Performance

- Strong
- Moderate
- Weak

Local Authority Boundaries

- Tonbridge & Malling Green Belt
- Neighbouring Green Belt
- Settlements

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Sub-area Strategic Categorisation: Tonbridge

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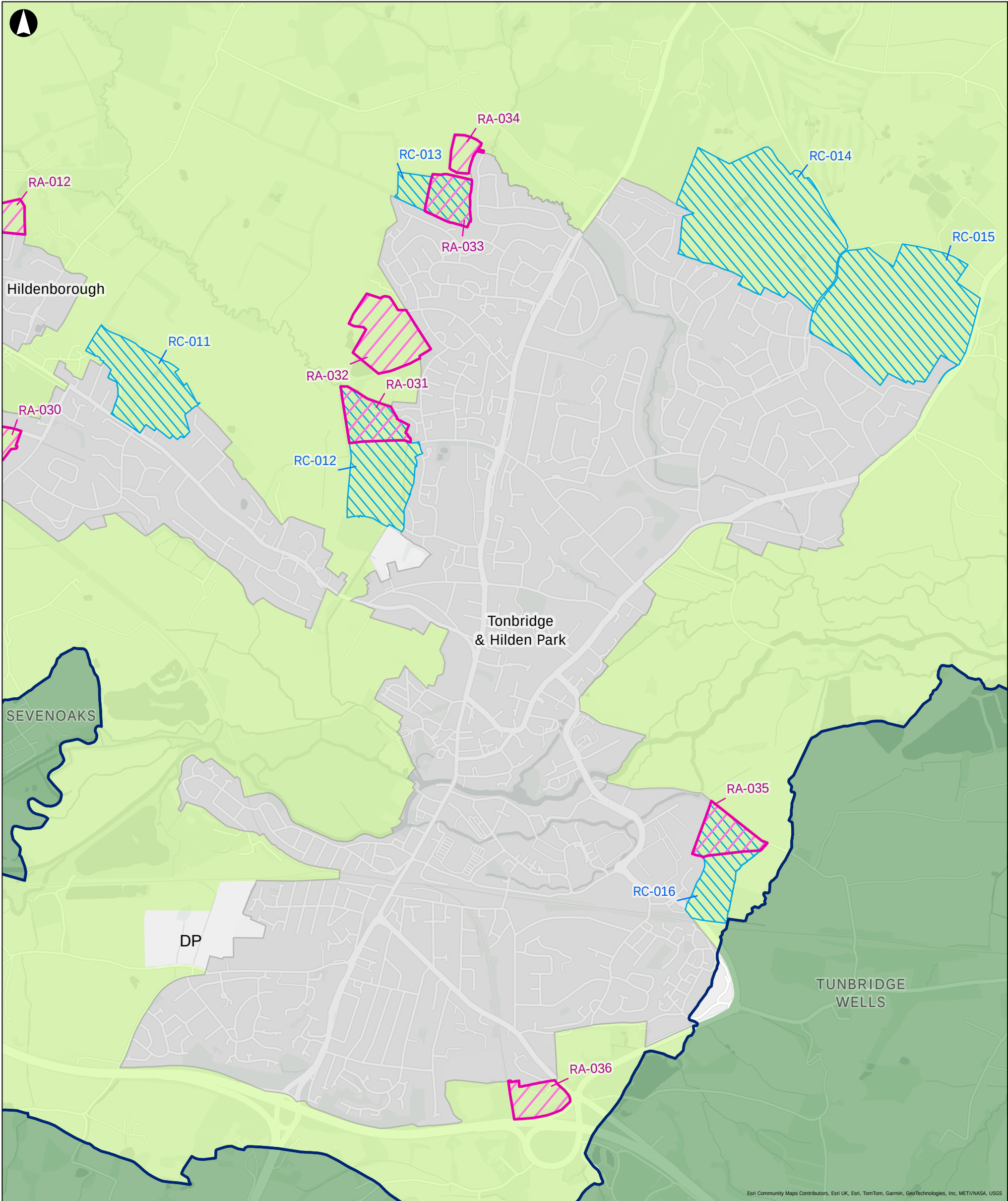
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- Recommended Areas
- Recommended in Combination

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

DP Safeguarded Land from the Local Development Plan

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Areas recommended for further consideration: Tonbridge

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Role

Suitability

Project Number

Drawing Name

Rev

A.2 Borough Green



Sub-area performance against purpose (a)

5
4
3
2
1
0

Local Authority Boundaries

Tonbridge & Malling Green Belt

Neighbouring Green Belt

Settlements

Coordinate System: British National Grid

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Tonbridge & Malling Green Belt Assessment

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Sub-area performance against purpose (a): Borough Green

Scale at A3
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Role
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Suitability
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Project Number --	Rev --
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Drawing Name
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Sub-area performance against purpose (b)

5
3
1
0

Local Authority Boundaries

Tonbridge & Malling Green Belt

Neighbouring Green Belt

Settlements

Coordinate System: British National Grid

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Sub-area performance against purpose (b): Borough Green

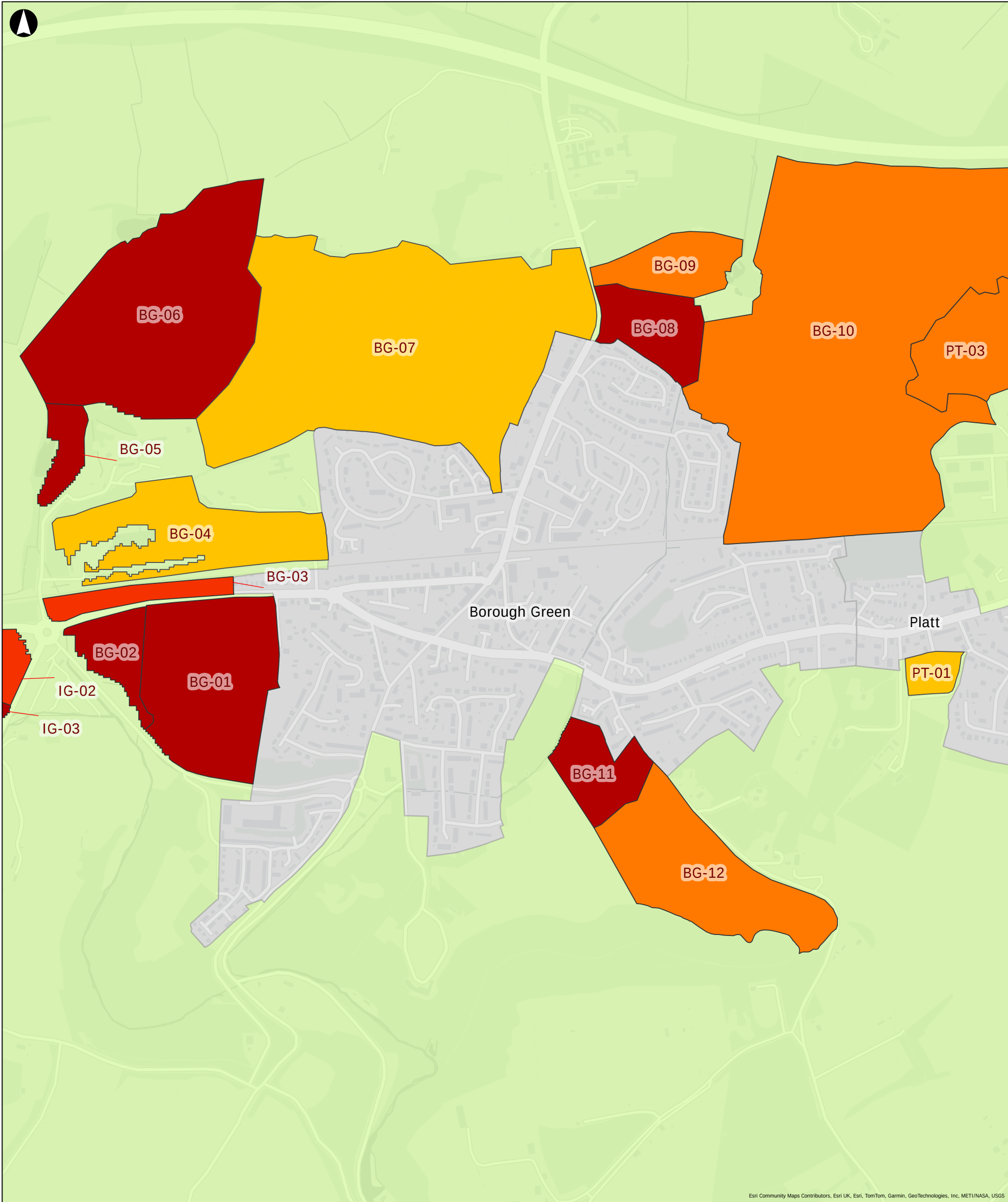
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Role
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Suitability
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Drawing Name
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Sub-area performance against purpose (c)

5
4
3
2
1
0

Local Authority Boundaries

Tonbridge & Malling Green Belt

Neighbouring Green Belt

Settlements

Coordinate System: British National Grid

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Sub-area performance against purpose (c): Borough Green

Scale at A3
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Role
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Suitability
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Project Number --	Rev --
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Drawing Name
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Sub-area performance against purpose (d)

5
3
1
0

Local Authority Boundaries

Tonbridge & Malling Green Belt

Neighbouring Green Belt

Settlements

Coordinate System: British National Grid

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Project Name
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Sub-area performance against purpose (d): Borough Green

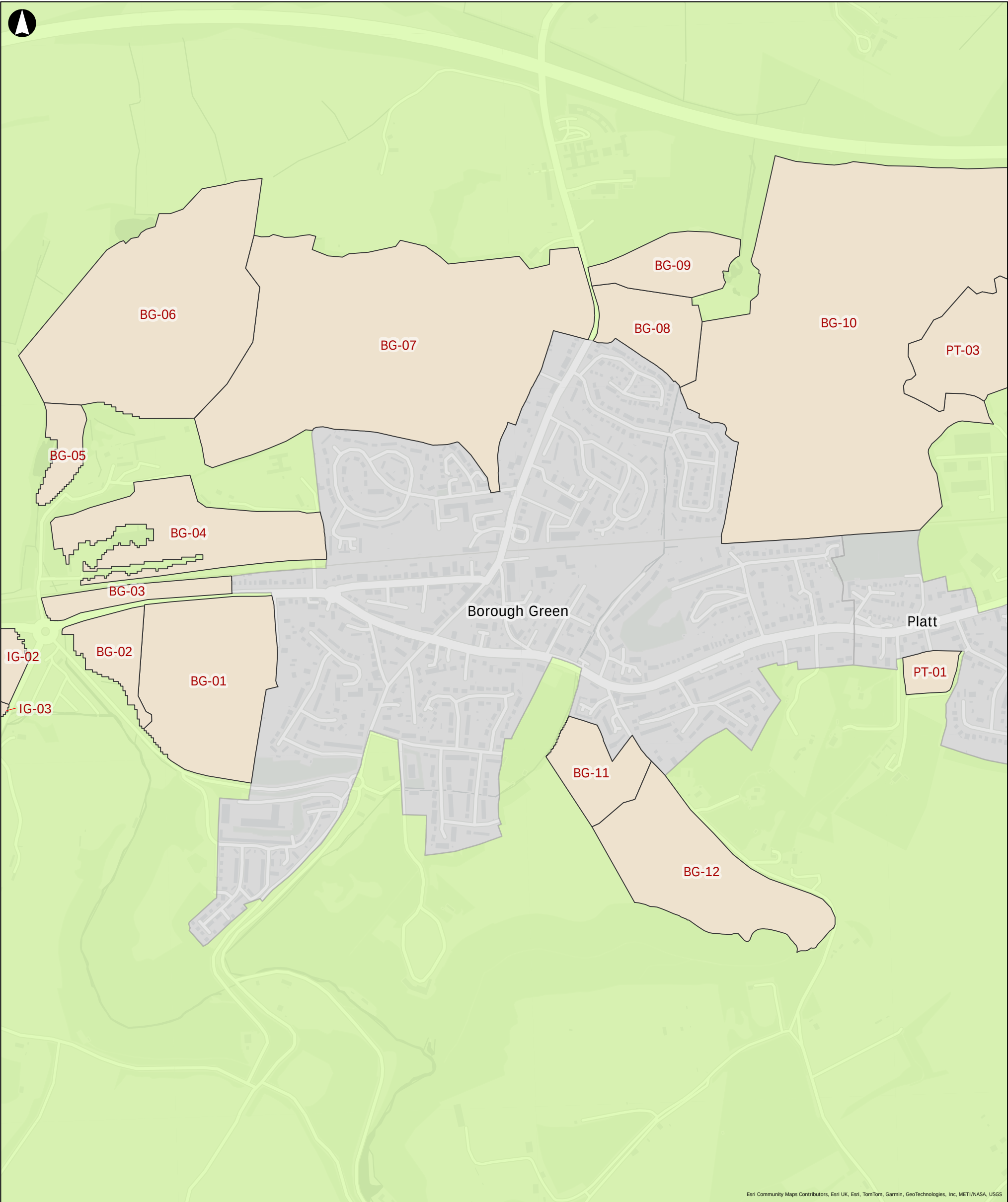
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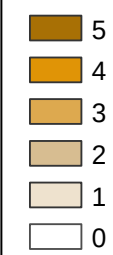
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Project Number --	Rev --
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Drawing Name
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Sub-area performance against purpose (e)



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

Coordinate System: British National Grid

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Sub-area performance against purpose (e): Borough Green

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Role

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Suitability

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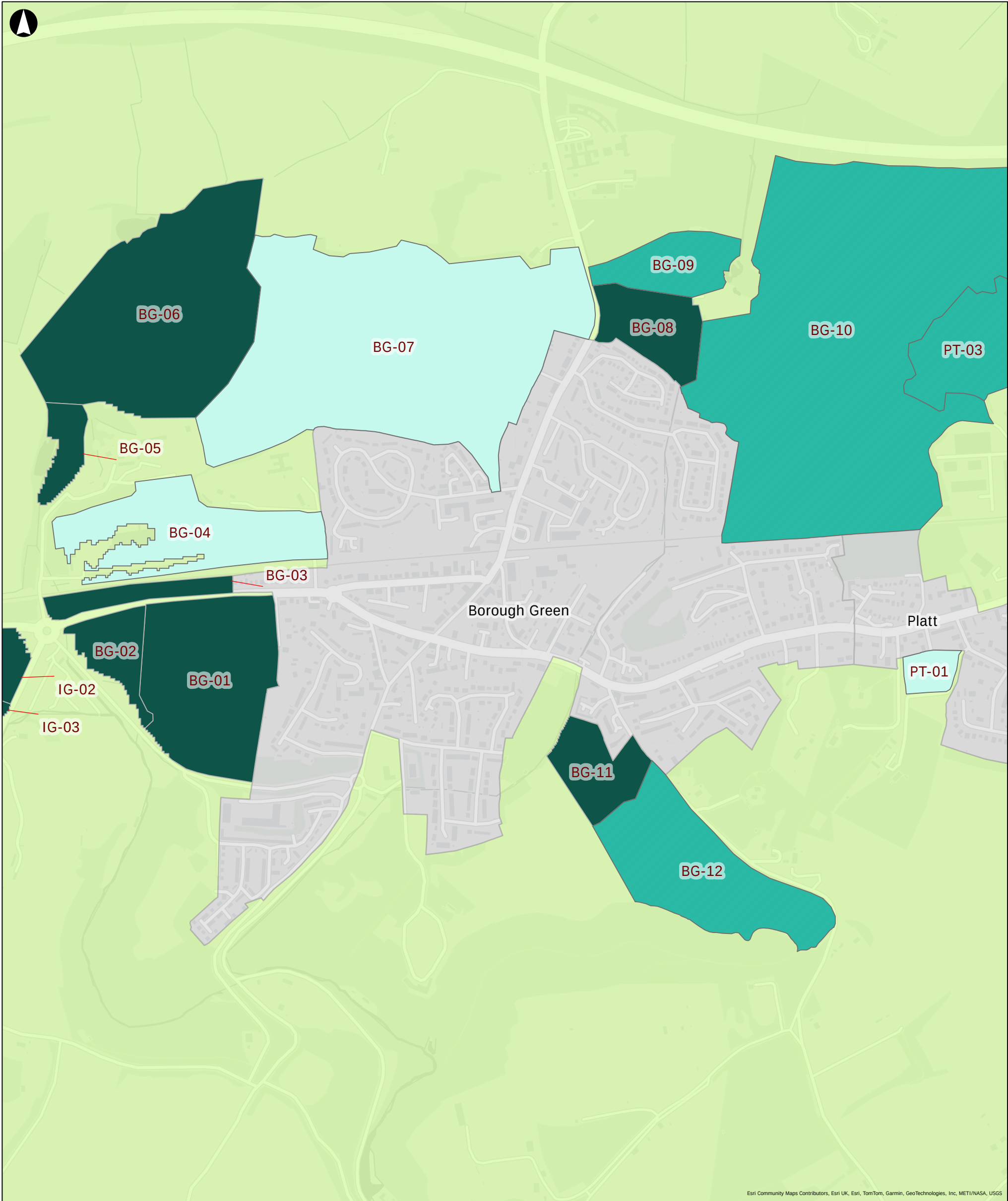
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Overall NPPF Performance

- Strong
- Moderate
- Weak

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

Coordinate System: British National Grid					
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Overall sub-area performance against NPPF purposes: Borough Green

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1:8,000

Role

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Suitability

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Project Number

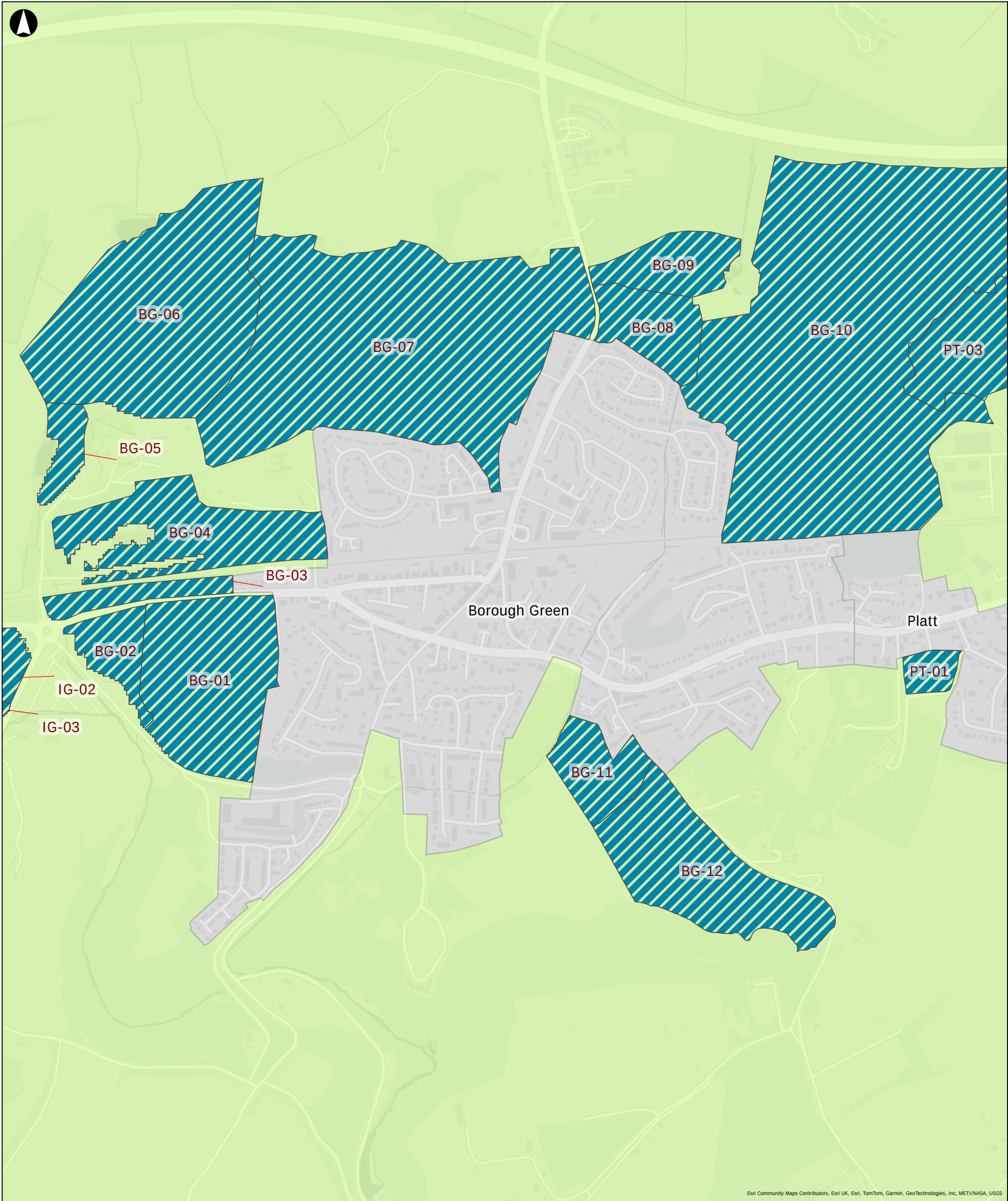
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Drawing Name

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Rev

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20/09/2025 10:19

Provisional Grey Belt Identification

- No
- Yes

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

Coordinate System: British National Grid

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

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Project Name
Tonbridge & Malling Green Belt Assessment

Drawing Title

**Provisional Grey Belt Identification:
Borough Green**

Scale at A3

1:8,000

Role

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Suitability

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Project Number

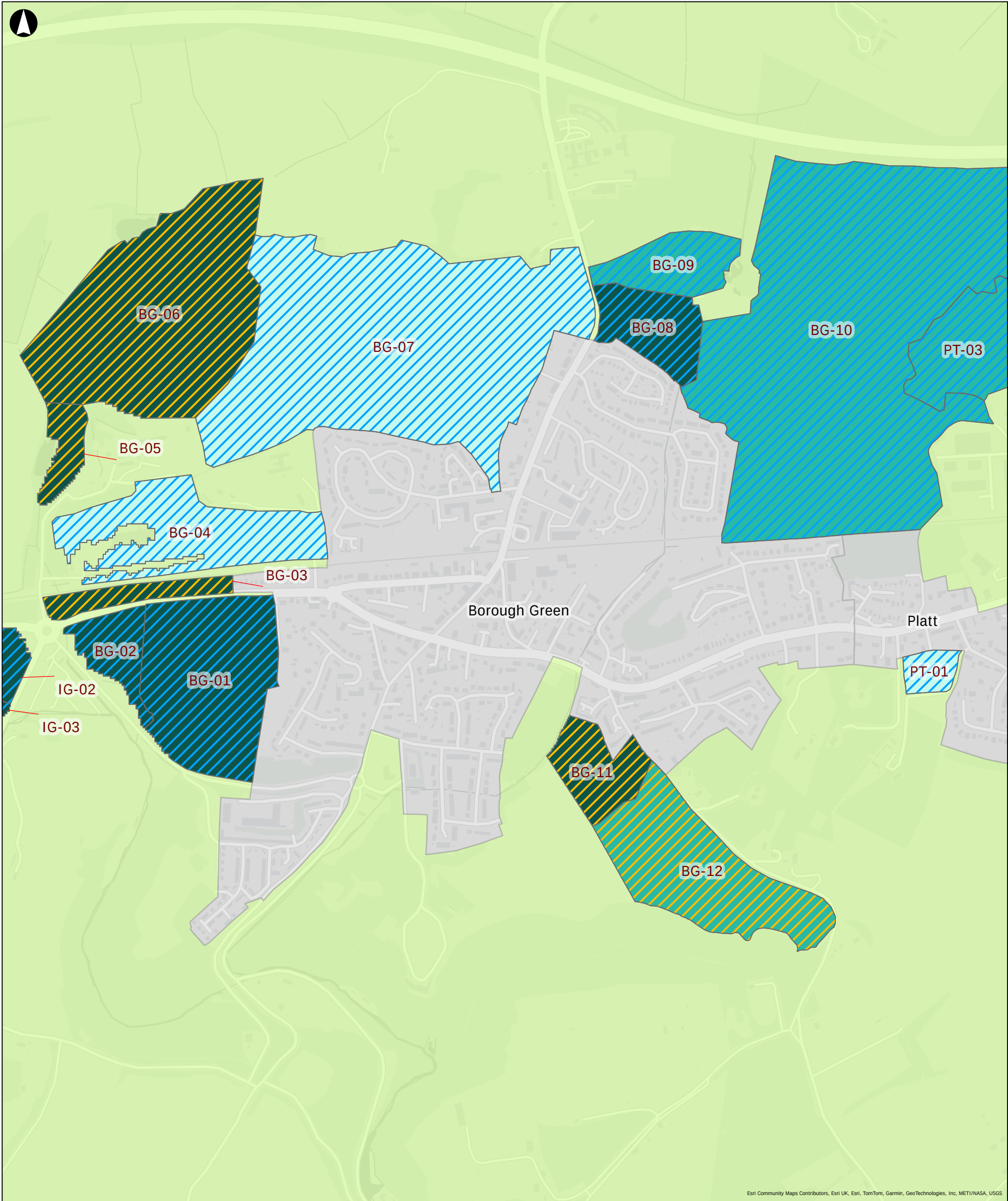
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Drawing Name

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Rev

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20/08/2025 09:51

Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS

Sub-area Categorisation

- Important
- Less Important
- Partly Less Important

Overall NPPF Performance

- Strong
- Moderate
- Weak

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

Coordinate System: British National Grid

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Drawing Title
Sub-area Strategic Categorisation: Borough Green

Scale at A3
1:8,000

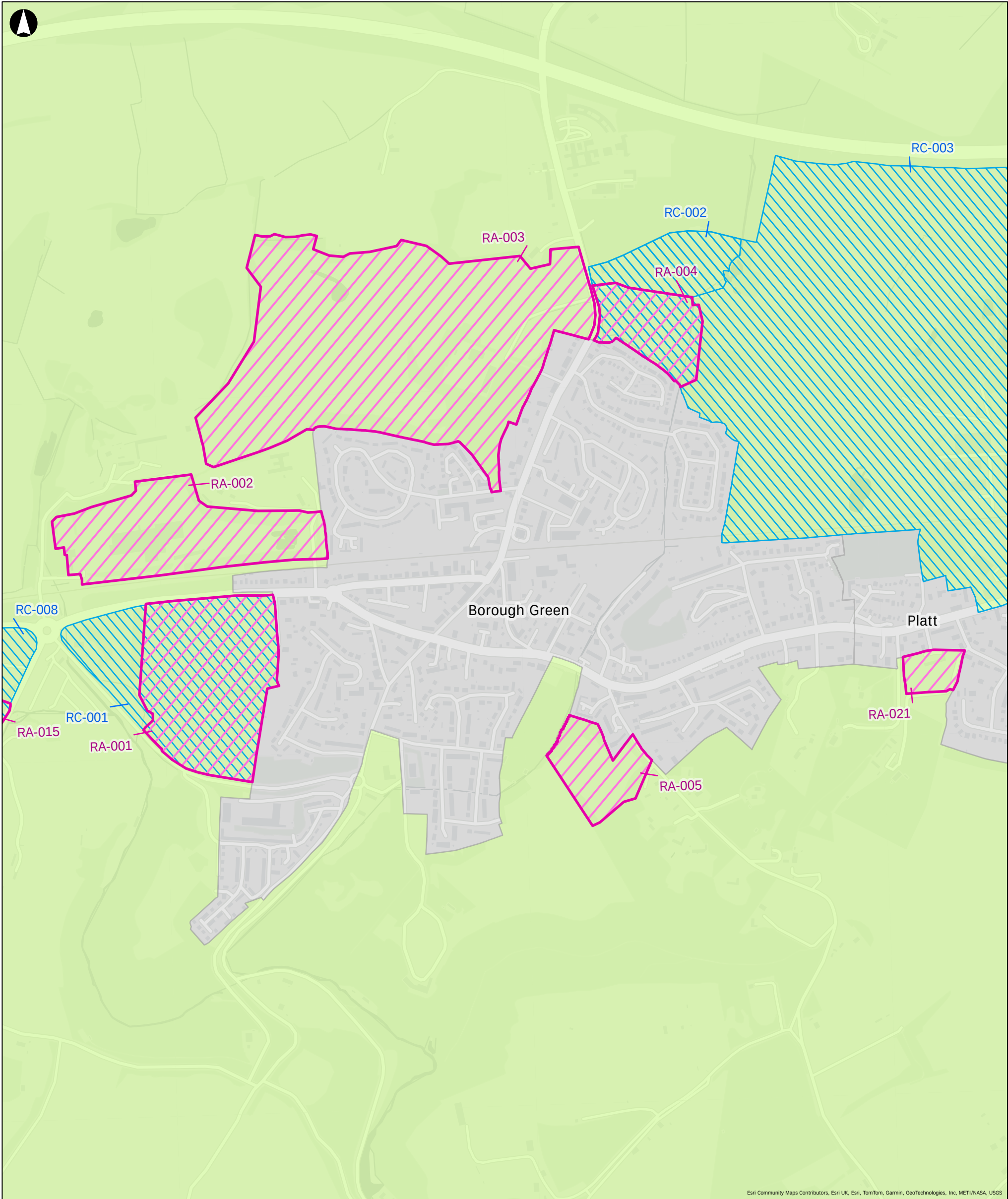
Role
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Suitability
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Project Number
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Rev
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Drawing Name
--



Recommended Areas

Recommended in Combination

Local Authority Boundaries

Tonbridge & Malling Green Belt

Neighbouring Green Belt

Settlements

Coordinate System: British National Grid

--	Aug 2025	WJ	JH	KK	--
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0120240480

Metres

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Project Name
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Drawing Title
Areas recommended for further consideration: Borough Green

Scale at A3
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Role
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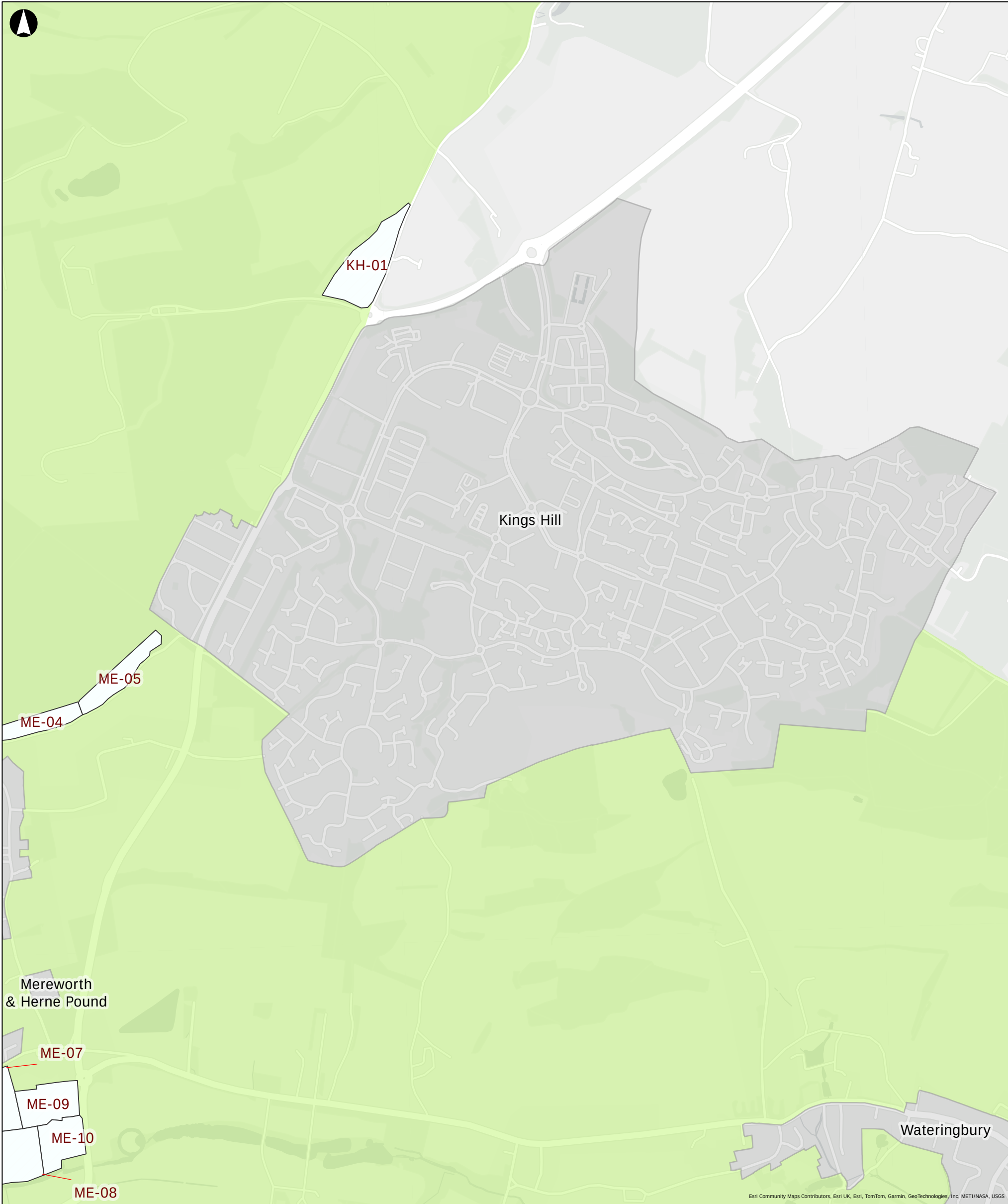
Suitability
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Project Number
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Rev
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Drawing Name
--

A.3 Kings Hill



Sub-area performance against purpose (a)



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

Coordinate System: British National Grid					
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Drawing Title
Sub-area performance against purpose (a): Kings Hill

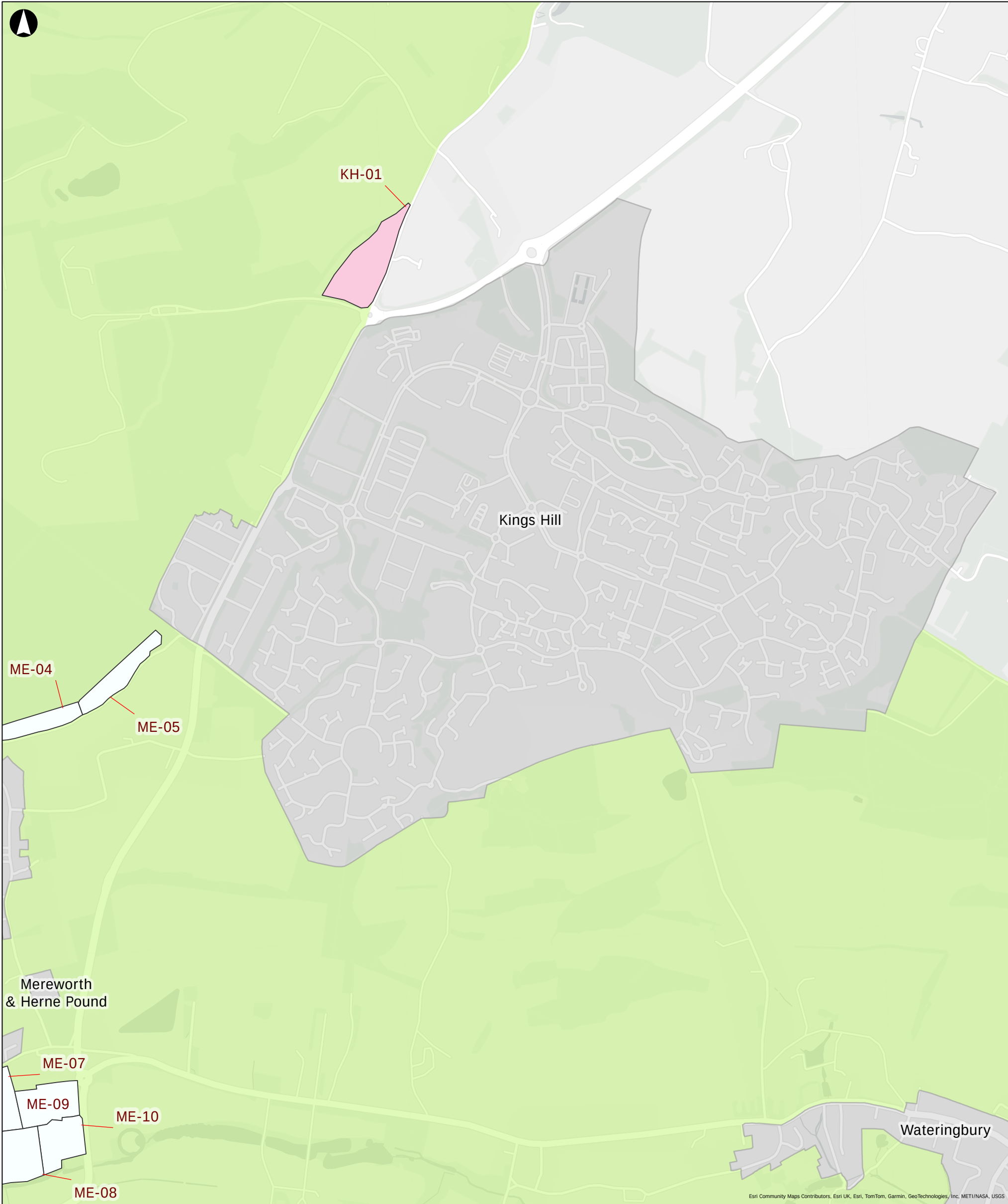
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Role
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Suitability
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Project Number --	Rev --
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Drawing Name
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Sub-area performance against purpose (b)

5
3
1
0

Local Authority Boundaries

Tonbridge & Malling Green Belt

Neighbouring Green Belt

Settlements

Coordinate System: British National Grid

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Project Name

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Drawing Title

Sub-area performance against purpose (b): Kings Hill

Scale at A3

1:12,000

Role

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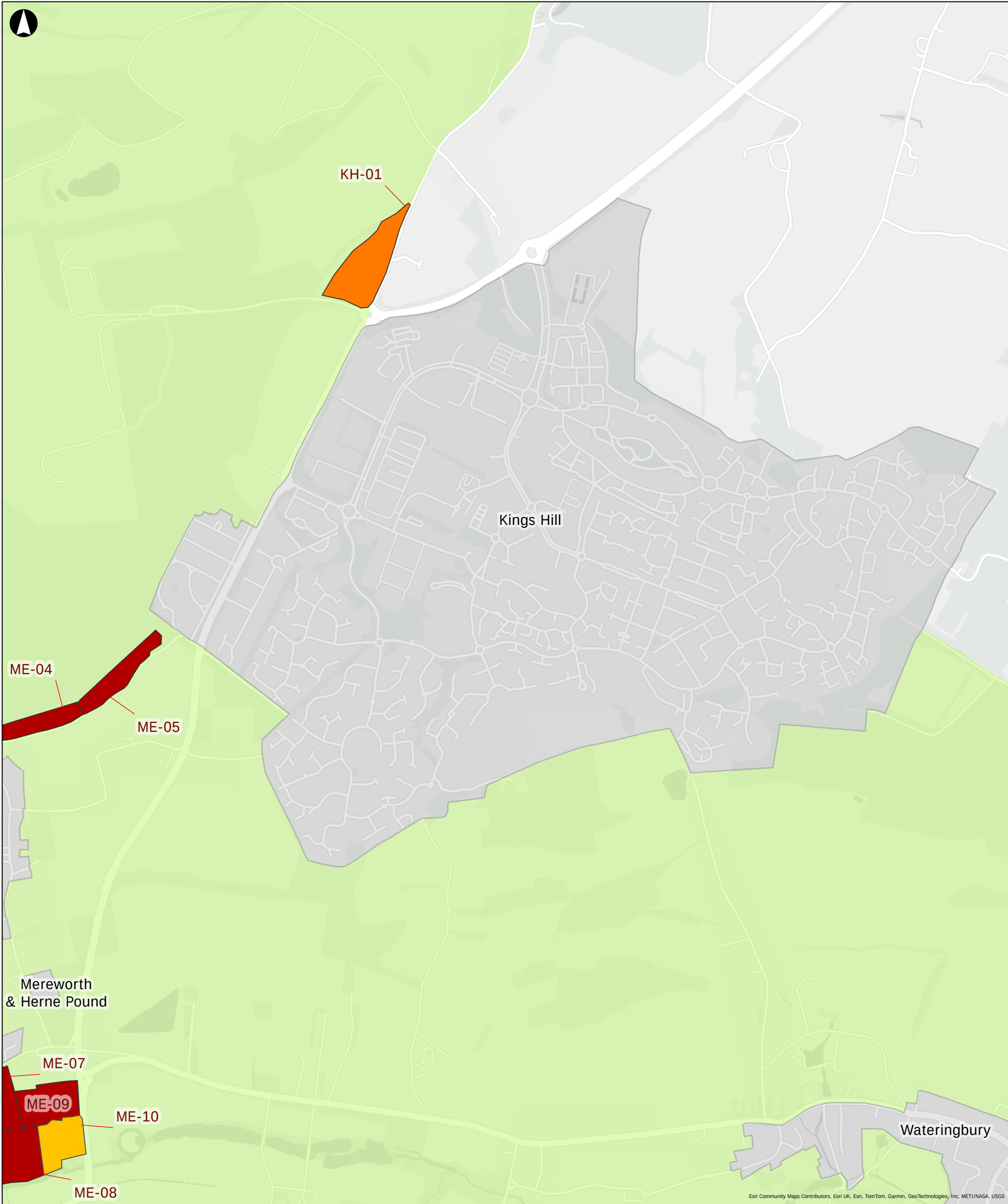
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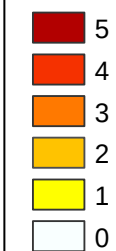
Project Number	Rev
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Drawing Name

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Sub-area performance against purpose (c)



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

Coordinate System: British National Grid					
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Project Name
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Drawing Title
Sub-area performance against purpose (c): Kings Hill

Scale at A3
1:12,000

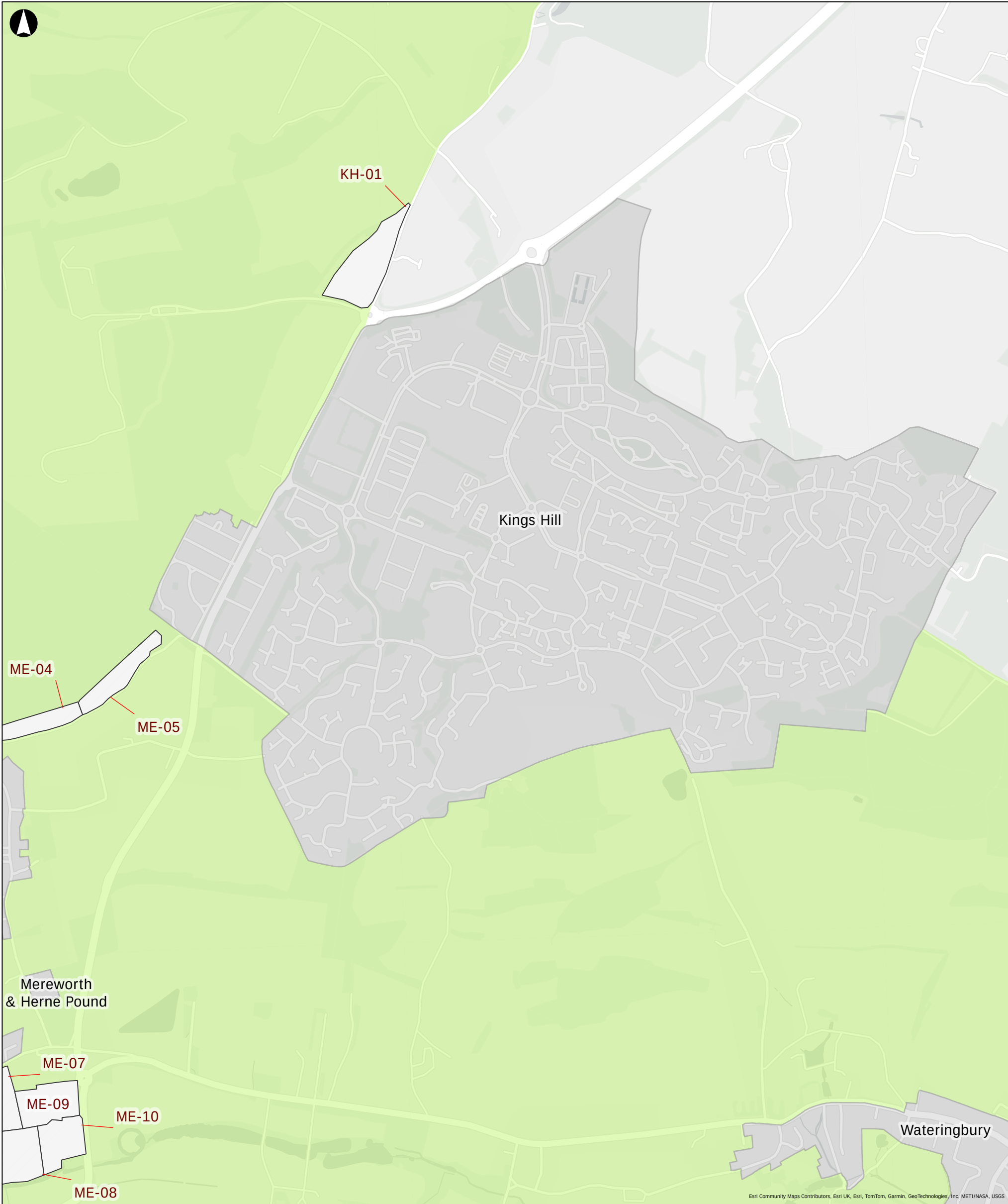
Role

Suitability

Project Number

Drawing Name

Rev



Sub-area performance against purpose (d)

5
3
1
0

Local Authority Boundaries

Tonbridge & Malling Green Belt

Neighbouring Green Belt

Settlements

Coordinate System: British National Grid

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Drawing Title
Sub-area performance against purpose (d): Kings Hill

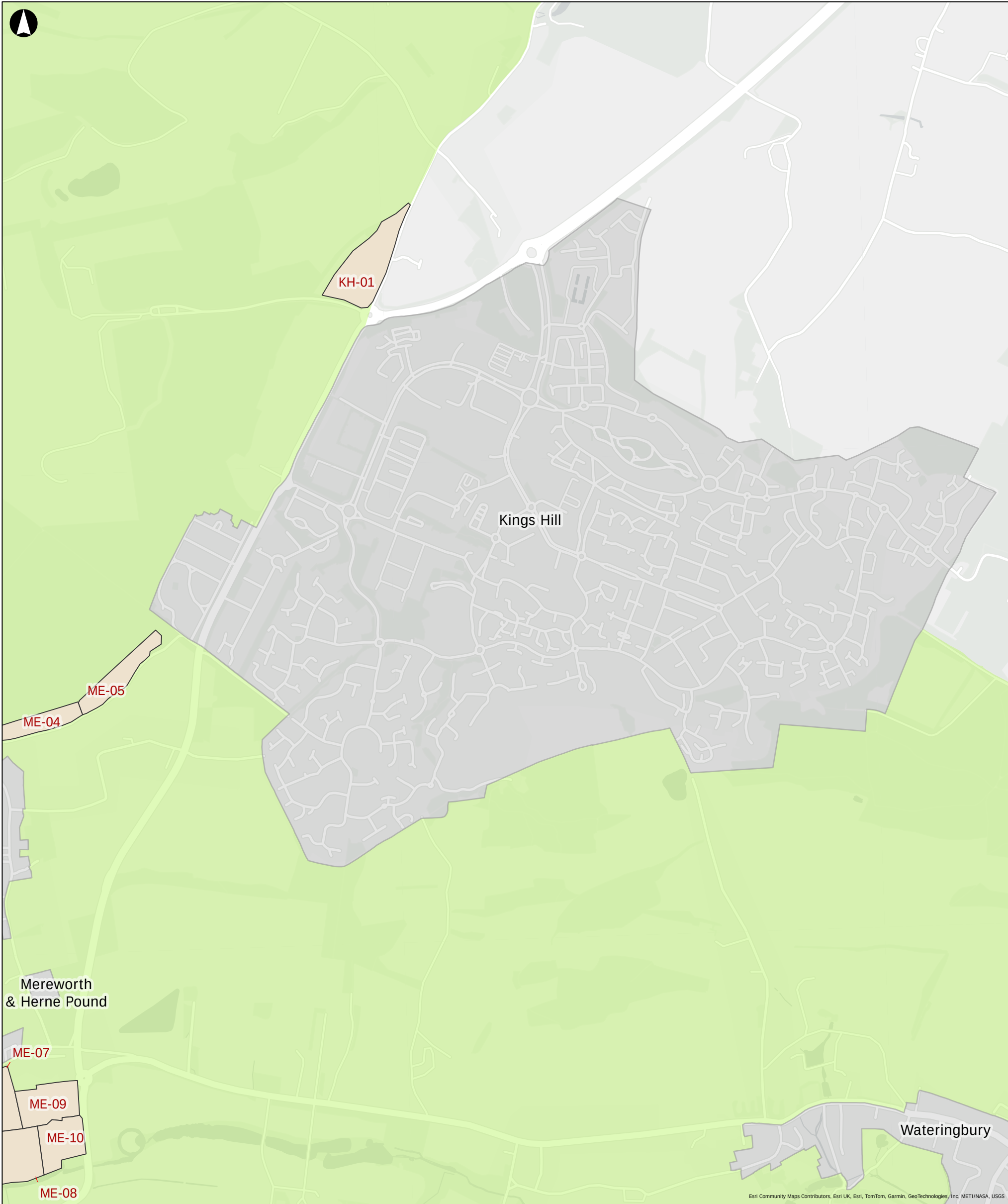
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Role
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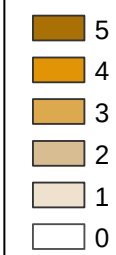
Suitability
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Project Number --	Rev --
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Drawing Name
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Sub-area performance against purpose (e)



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

Coordinate System: British National Grid					
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Project Name
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Drawing Title
Sub-area performance against purpose (e): Kings Hill

Scale at A3
1:12,000

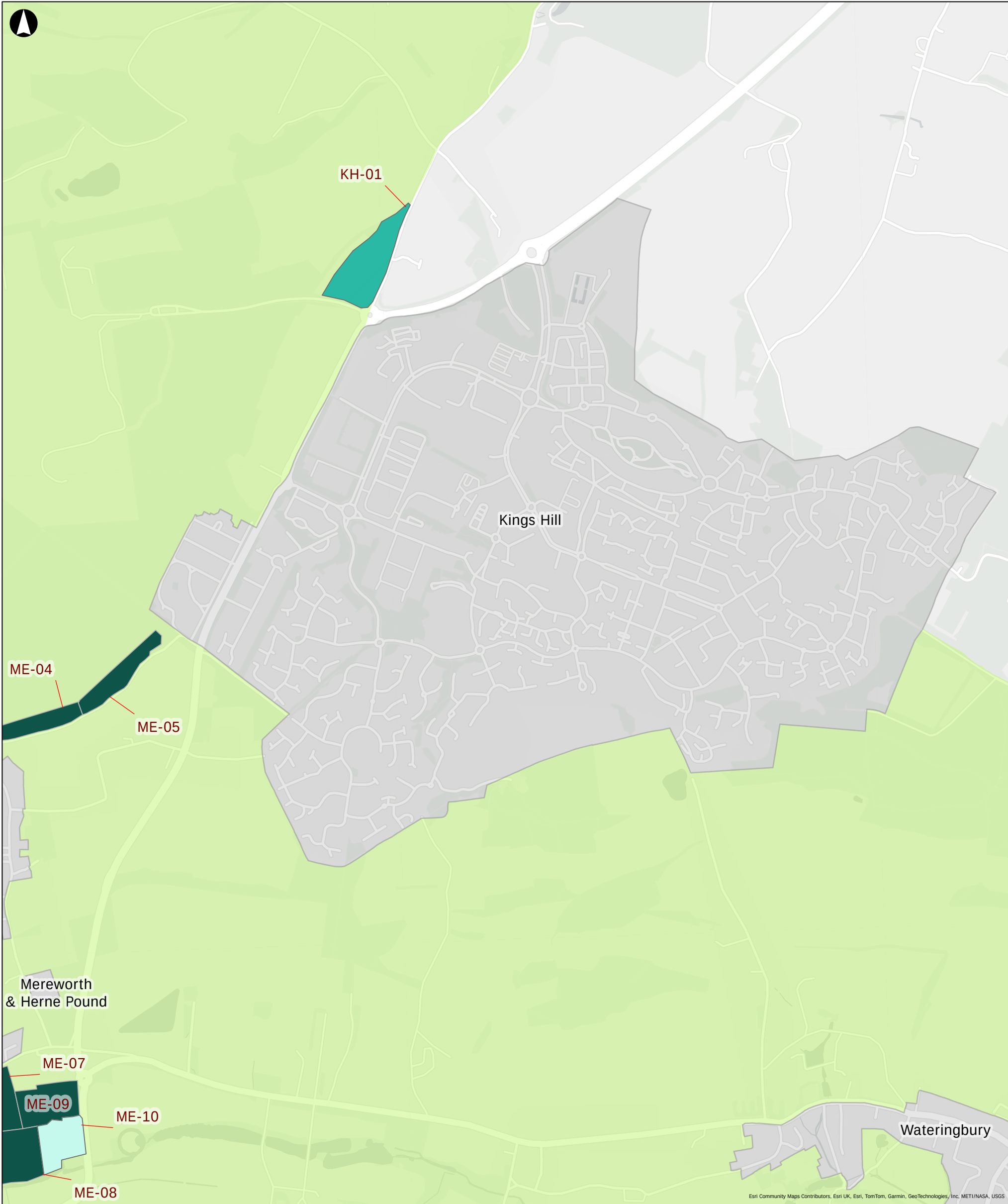
Role

Suitability

Project Number	Rev
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Drawing Name

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Overall NPPF Performance

- Strong
- Moderate
- Weak

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

Coordinate System: British National Grid

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Drawing Title

Overall sub-area performance against NPPF purposes: Kings Hill

Scale at A3

1:12,000

Role

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Suitability

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Project Number

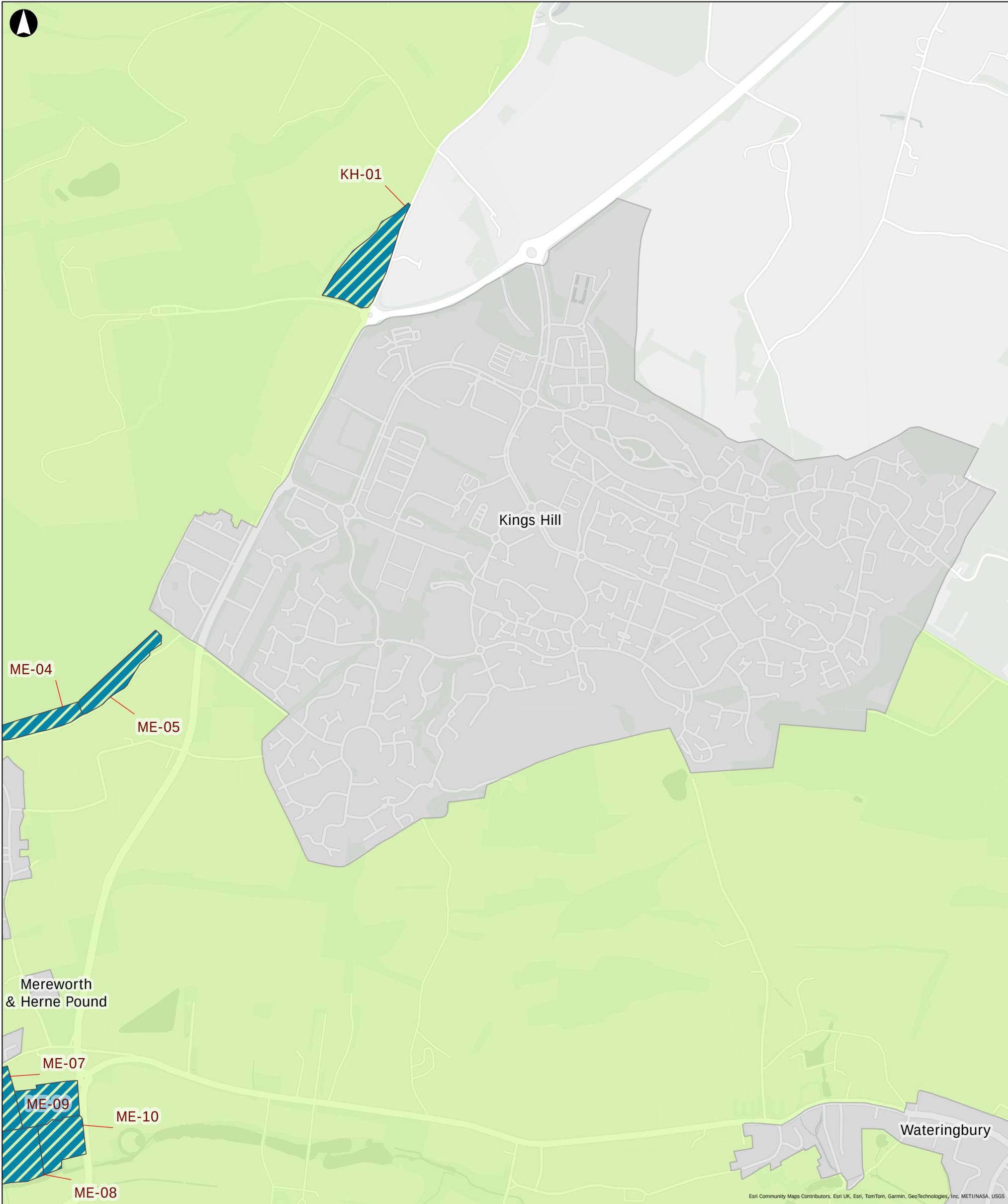
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Rev

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Drawing Name

--



Provisional Grey Belt Identification

No

Yes

Local Authority Boundaries

Tonbridge & Malling Green Belt

Neighbouring Green Belt

Settlements

Coordinate System: British National Grid

--	Aug 2025	WJ	JH	KK	--
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0180360720

Metres

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Drawing Title
Provisional Grey Belt Identification: Kings Hill

Scale at A3
1:12,000

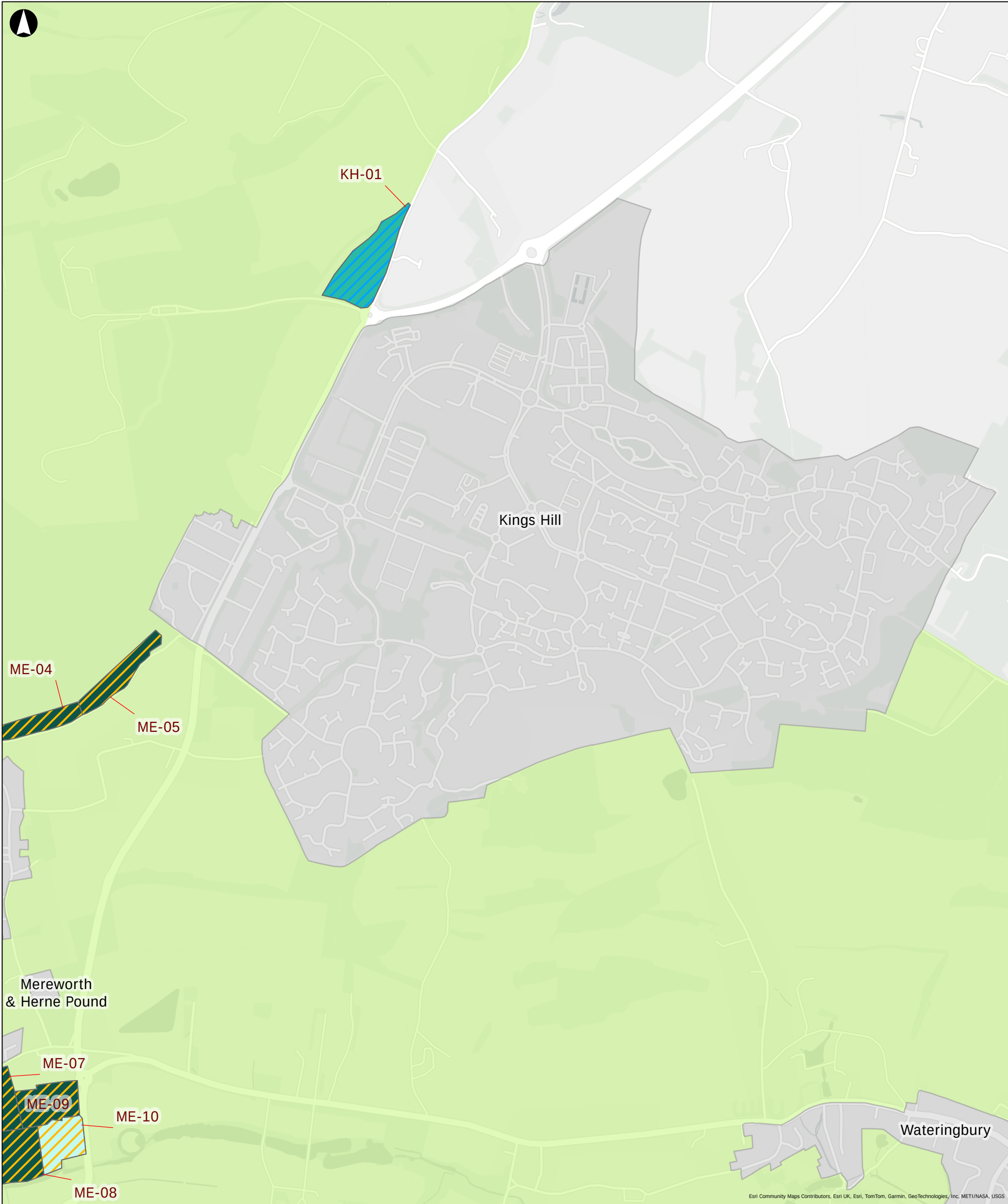
Role
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Suitability
--

Project Number
--

Rev
--

Drawing Name
--



Sub-area Categorisation

Important

Less Important

Partly Less Important

Overall NPPF Performance

Strong

Moderate

Weak

Local Authority Boundaries

Tonbridge & Malling Green Belt

Neighbouring Green Belt

Settlements

Coordinate System: British National Grid

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Drawing Title

Sub-area Strategic Categorisation: Kings Hill

Scale at A3

1:12,000

Role

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Suitability

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Project Number

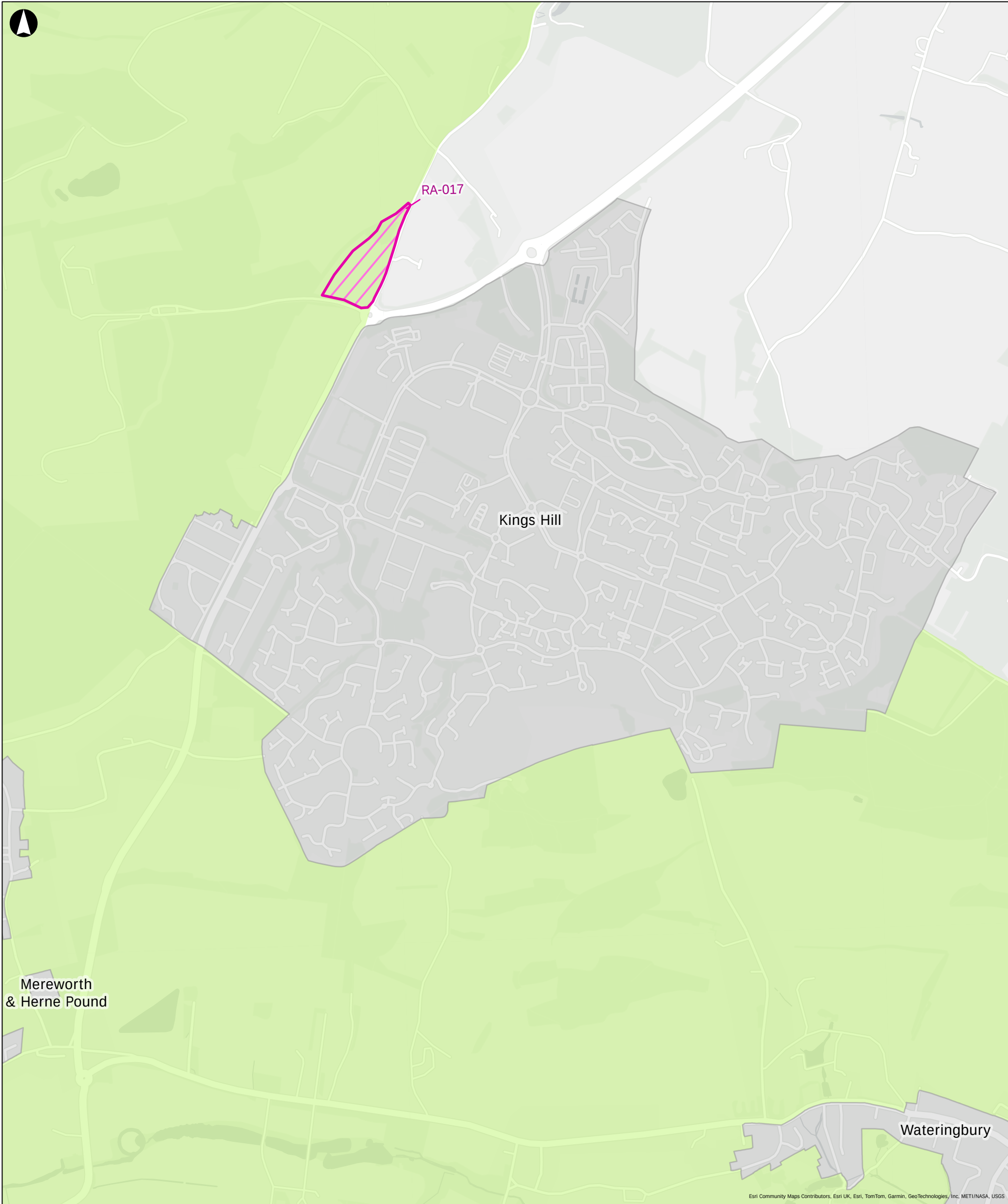
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Rev

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Drawing Name

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27/08/2025 15:30

Recommended Areas

Recommended in Combination

Local Authority Boundaries

Tonbridge & Malling Green Belt

Neighbouring Green Belt

Settlements

Coordinate System: British National Grid

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Project Name
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Drawing Title
Areas recommended for further consideration: Kings Hill

Scale at A3
1:12,000

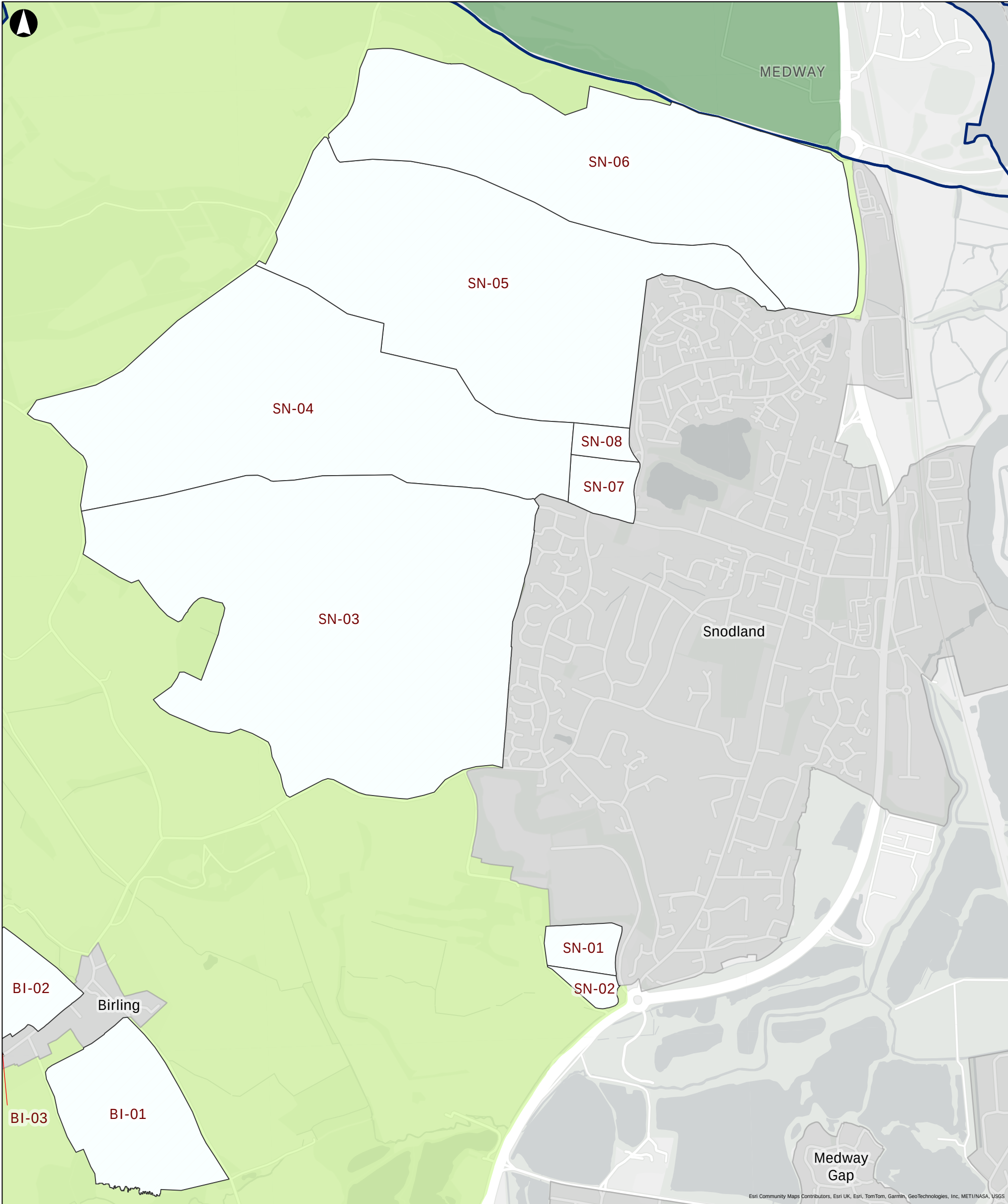
Role
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Suitability
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Project Number --	Rev --
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Drawing Name
--

A.4 Snodland



Sub-area performance against purpose (a)

5
4
3
2
1
0

Local Authority Boundaries

Tonbridge & Malling Green Belt

Neighbouring Green Belt

Settlements

Coordinate System: British National Grid

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Project Name

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Drawing Title

Sub-area performance against purpose (a): Snodland

Scale at A3

1:12,000

Role

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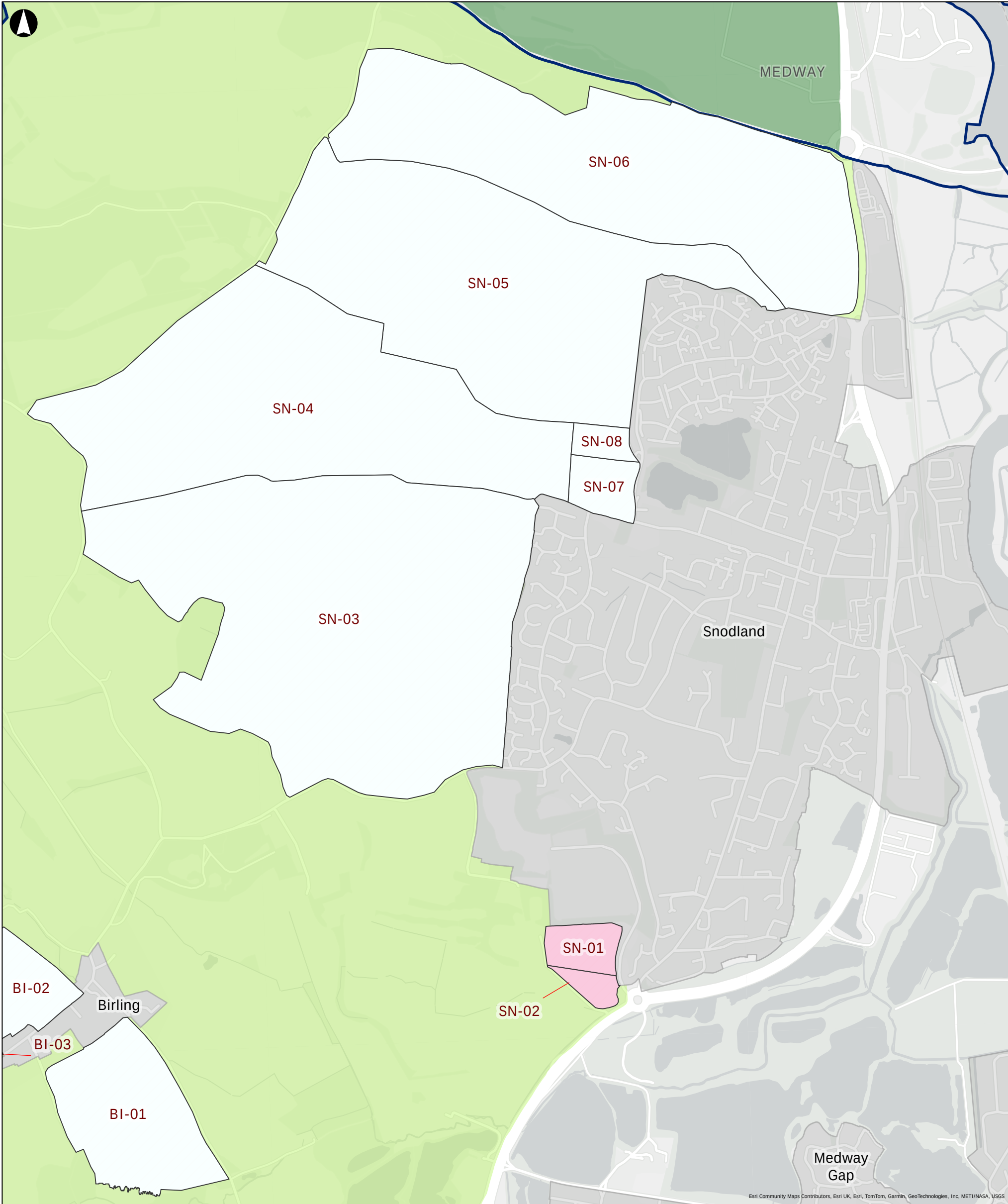
Suitability

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Project Number	Rev
--	--

Drawing Name

--



Sub-area performance against purpose (b)

5
3
1
0

Local Authority Boundaries

Tonbridge & Malling Green Belt

Neighbouring Green Belt

Settlements

Coordinate System: British National Grid

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Project Name
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Drawing Title
Sub-area performance against purpose (b): Snodland

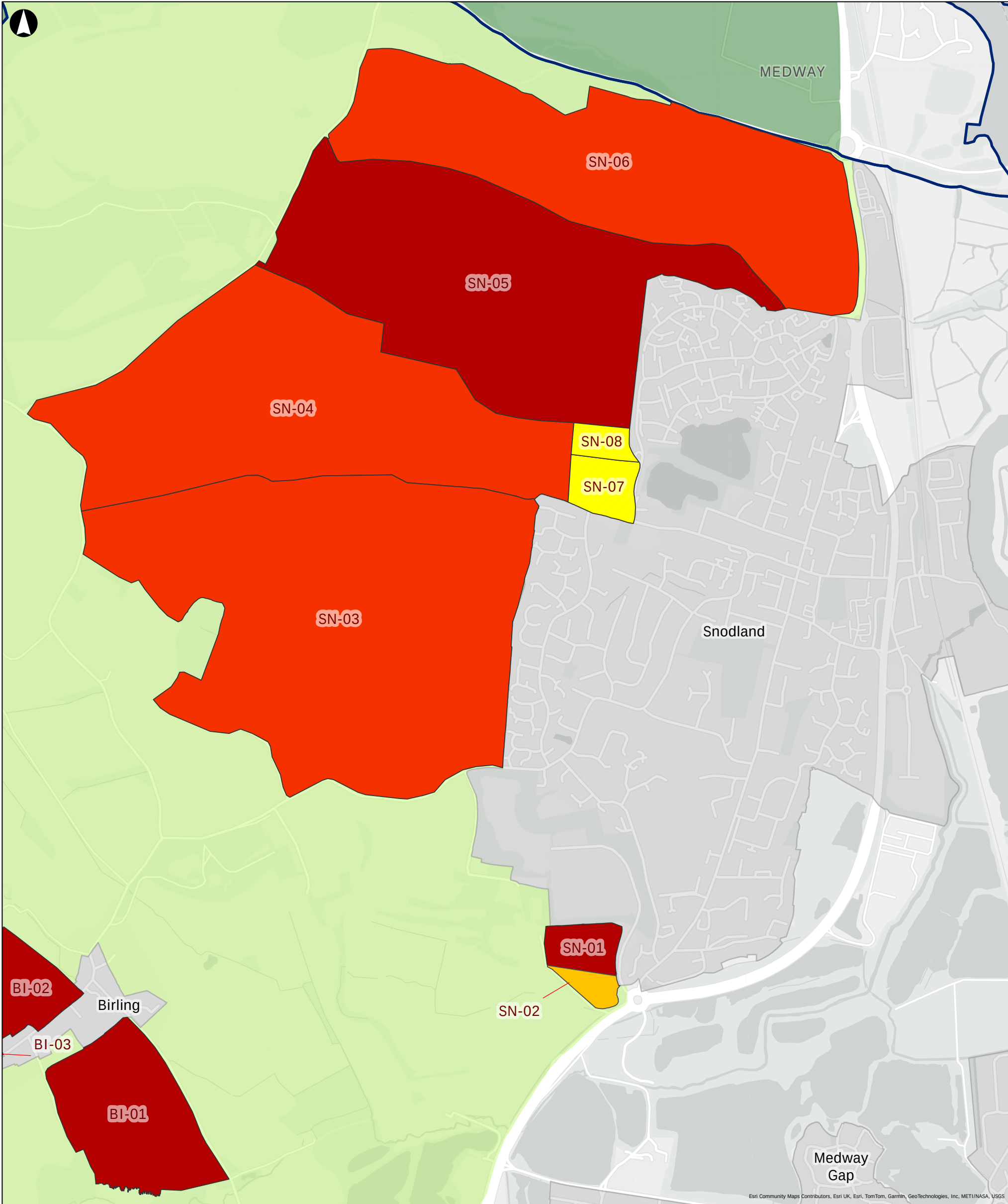
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Role
--

Suitability
--

Project Number --	Rev --
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Drawing Name
--



Sub-area performance against purpose (c)

5
4
3
2
1
0

Local Authority Boundaries

Tonbridge & Malling Green Belt

Neighbouring Green Belt

Settlements

Coordinate System: British National Grid

--	Aug 2025	WJ	JH	KK	--
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Drawing Title
Sub-area performance against purpose (c): Snodland

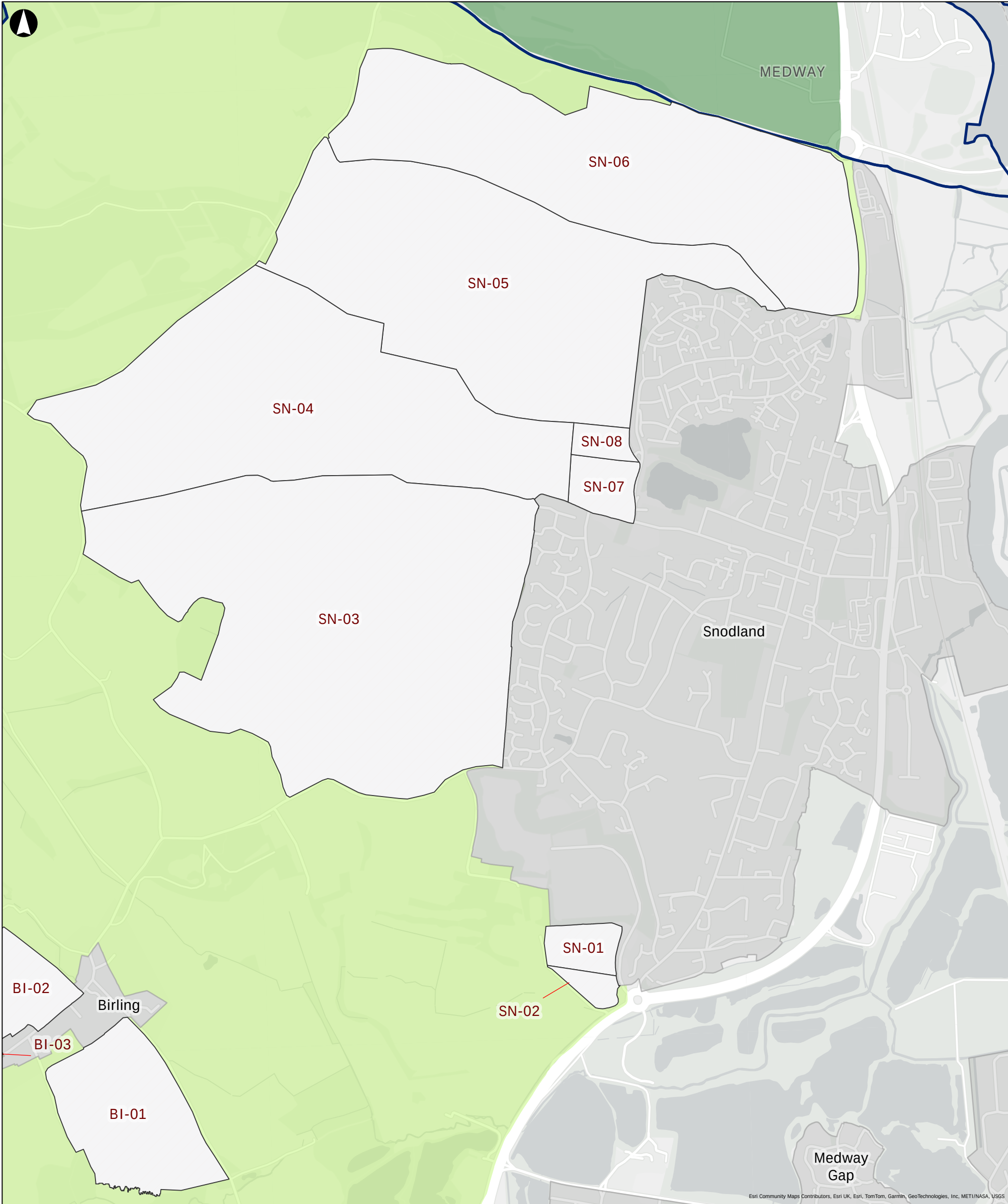
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Role
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Suitability
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Project Number --	Rev --
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Drawing Name
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Sub-area performance against purpose (d)

5
3
1
0

Local Authority Boundaries

Tonbridge & Malling Green Belt

Neighbouring Green Belt

Settlements

Coordinate System: British National Grid

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Project Name
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Drawing Title
Sub-area performance against purpose (d): Snodland

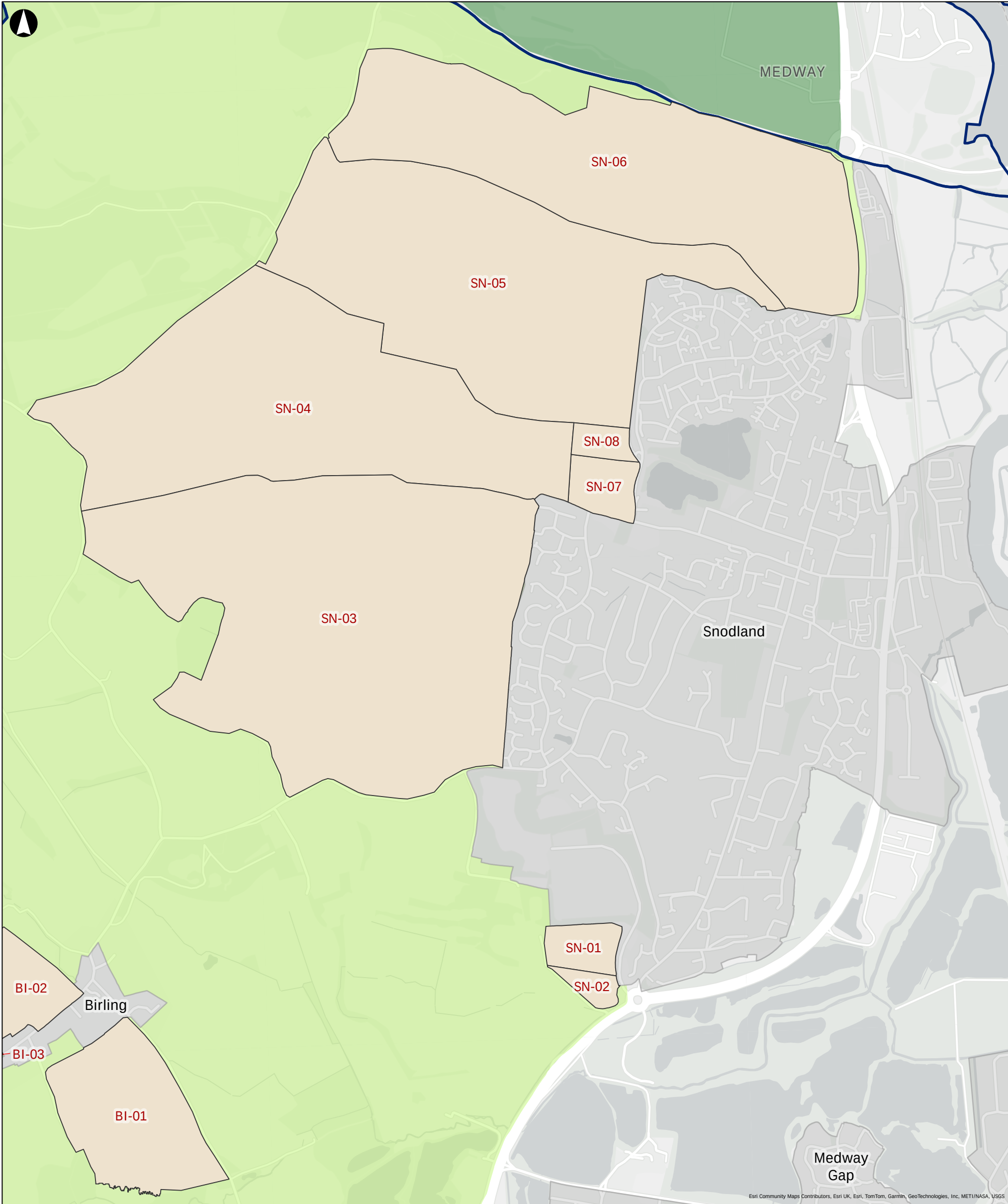
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Role
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Suitability
--

Project Number --	Rev --
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Drawing Name
--



Sub-area performance against purpose (e)

5
4
3
2
1
0

Local Authority Boundaries

Tonbridge & Malling Green Belt

Neighbouring Green Belt

Settlements

Coordinate System: British National Grid

--	Aug 2025	WJ	JH	KK	--
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Project Name
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Drawing Title
Sub-area performance against purpose (e): Snodland

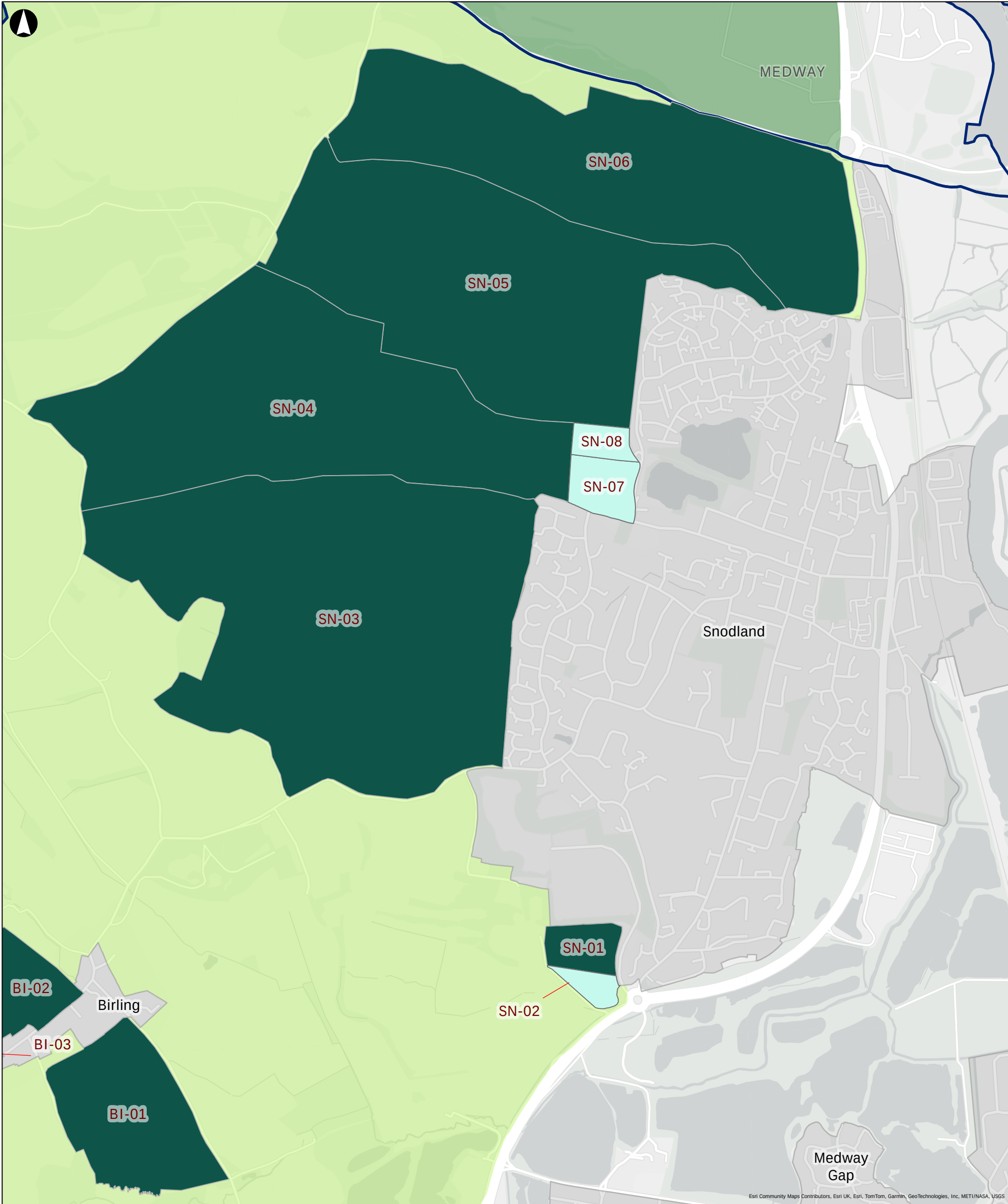
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Role
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Suitability
--

Project Number --	Rev --
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Drawing Name
--



Overall NPPF Performance

- Strong
- Moderate
- Weak

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

Coordinate System: British National Grid					
--	Aug 2025	WJ	JH	KK	--
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Project Name
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Drawing Title
Overall sub-area performance against NPPF purposes: Snodland

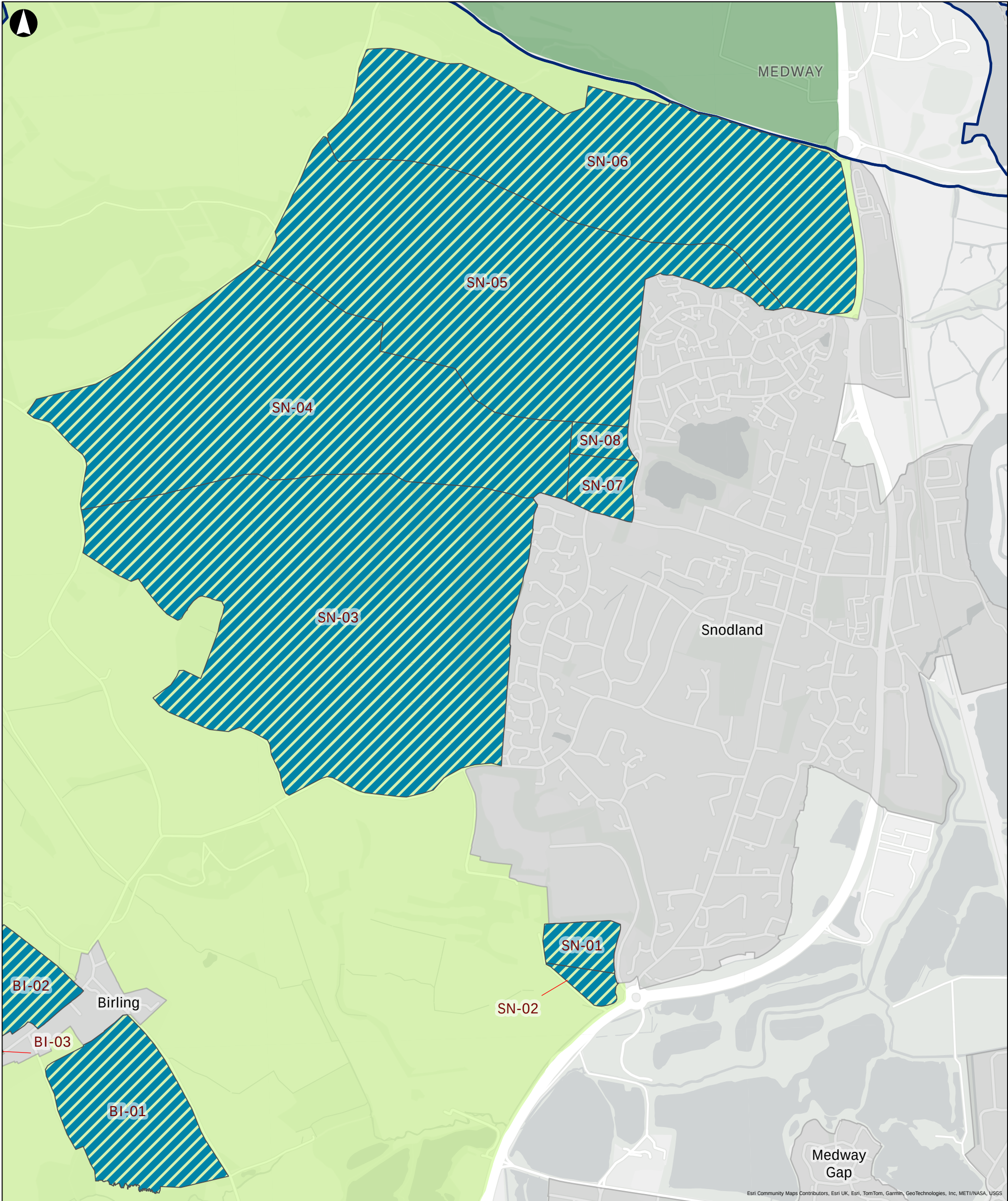
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Role
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Suitability
--

Project Number --	Rev --
----------------------	-----------

Drawing Name
--



Provisional Grey Belt Identification

No

Yes

Local Authority Boundaries

Tonbridge & Malling Green Belt

Neighbouring Green Belt

Settlements

Coordinate System: British National Grid

--	Aug 2025	WJ	JH	KK	--
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0 180 360 720

Metres

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Project Name
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Drawing Title
Provisional Grey Belt Identification: Snodland

Scale at A3
1:12,000

Role
--

Suitability
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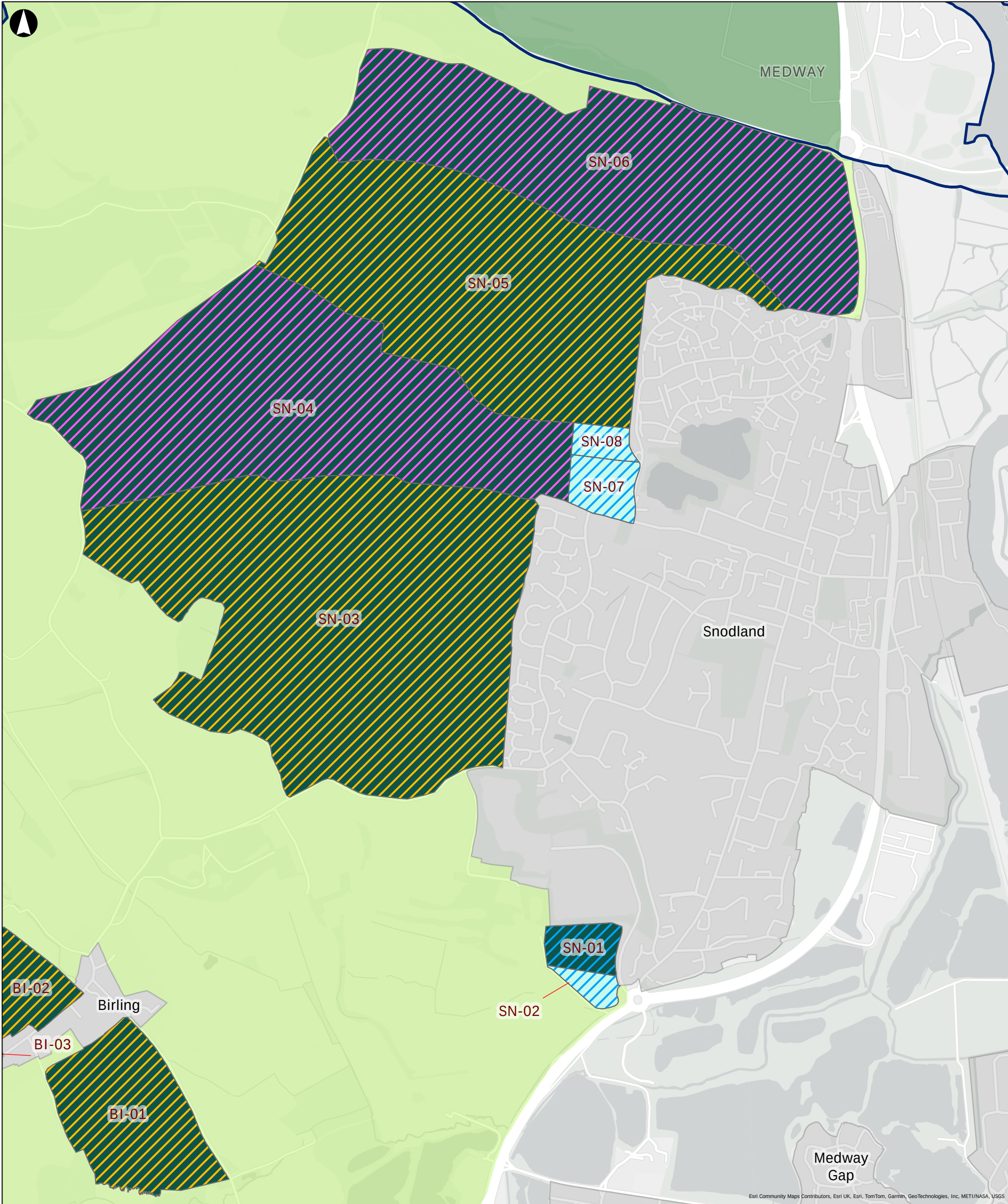
Project Number
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Rev
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Drawing Name
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Sub-area Categorisation

Important

Less Important

Partly Less Important

Overall NPPF Performance

Strong

Moderate

Weak

Local Authority Boundaries

Tonbridge & Malling Green Belt

Neighbouring Green Belt

Settlements

Coordinate System: British National Grid

--	Aug 2025	WJ	JH	KK	--
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Metres

0

180

360

720

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Project Name

Tonbridge & Malling Green Belt Assessment

Drawing Title

Sub-area Strategic Categorisation: Snodland

Scale at A3

1:12,000

Role

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Suitability

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Project Number

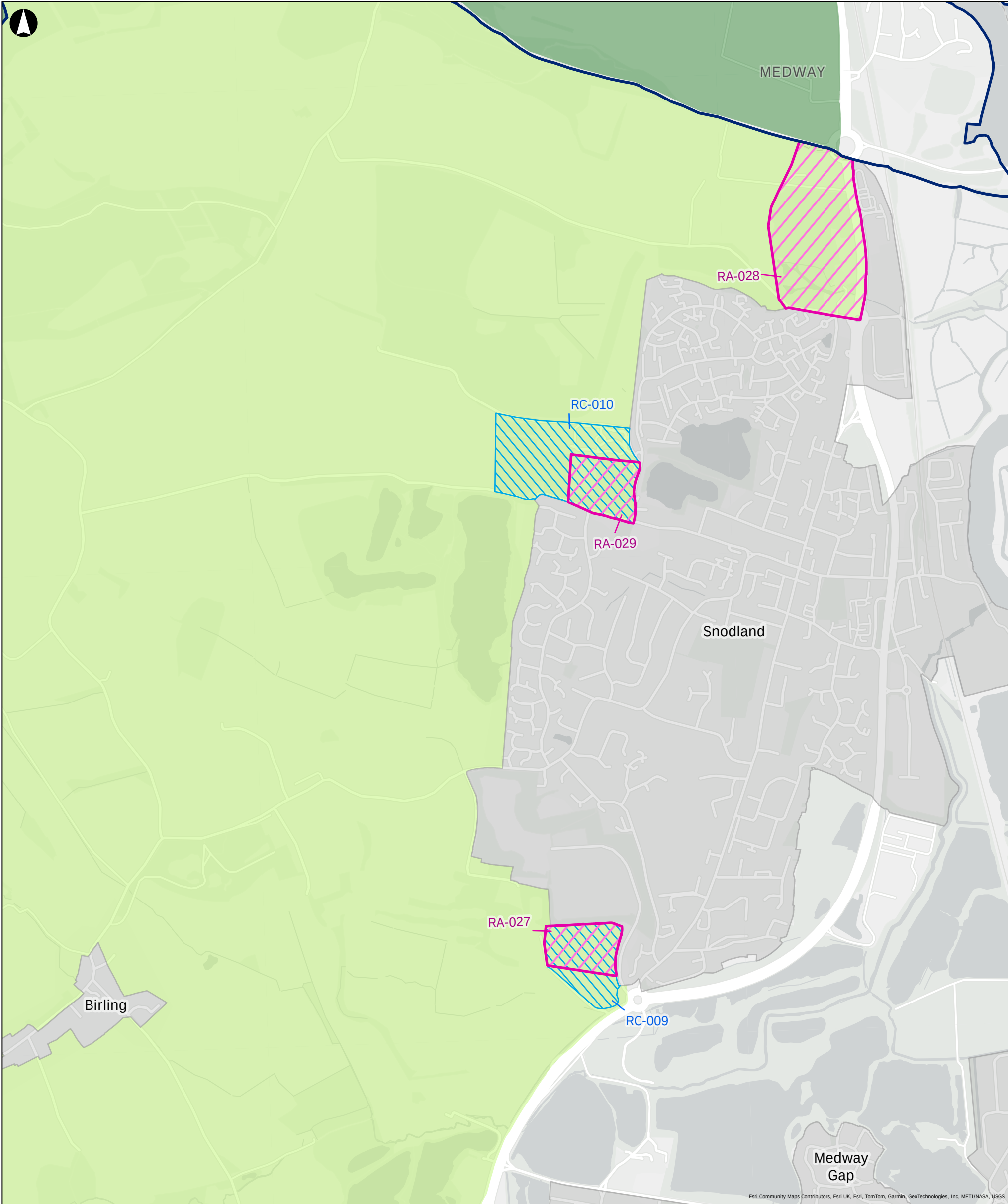
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Rev

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Drawing Name

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27/08/2025 15:30

- Recommended Areas
- Recommended in Combination

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

Coordinate System: British National Grid					
--	Aug 2025	WJ	JH	KK	--
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Project Name
Tonbridge & Malling Green Belt Assessment

Drawing Title
Areas recommended for further consideration: Snodland

Scale at A3
1:12,000

Role

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Suitability

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Project Number

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Drawing Name

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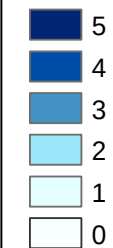
Rev

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A.5 West Malling



Sub-area performance against purpose (a)



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

Coordinate System: British National Grid

--	Aug 2025	WJ	JH	KK	--
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Project Name

Tonbridge & Malling Green Belt Assessment

Drawing Title

Sub-area performance against purpose (a): West Malling

Scale at A3

1:7,000

Role

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Suitability

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Project Number

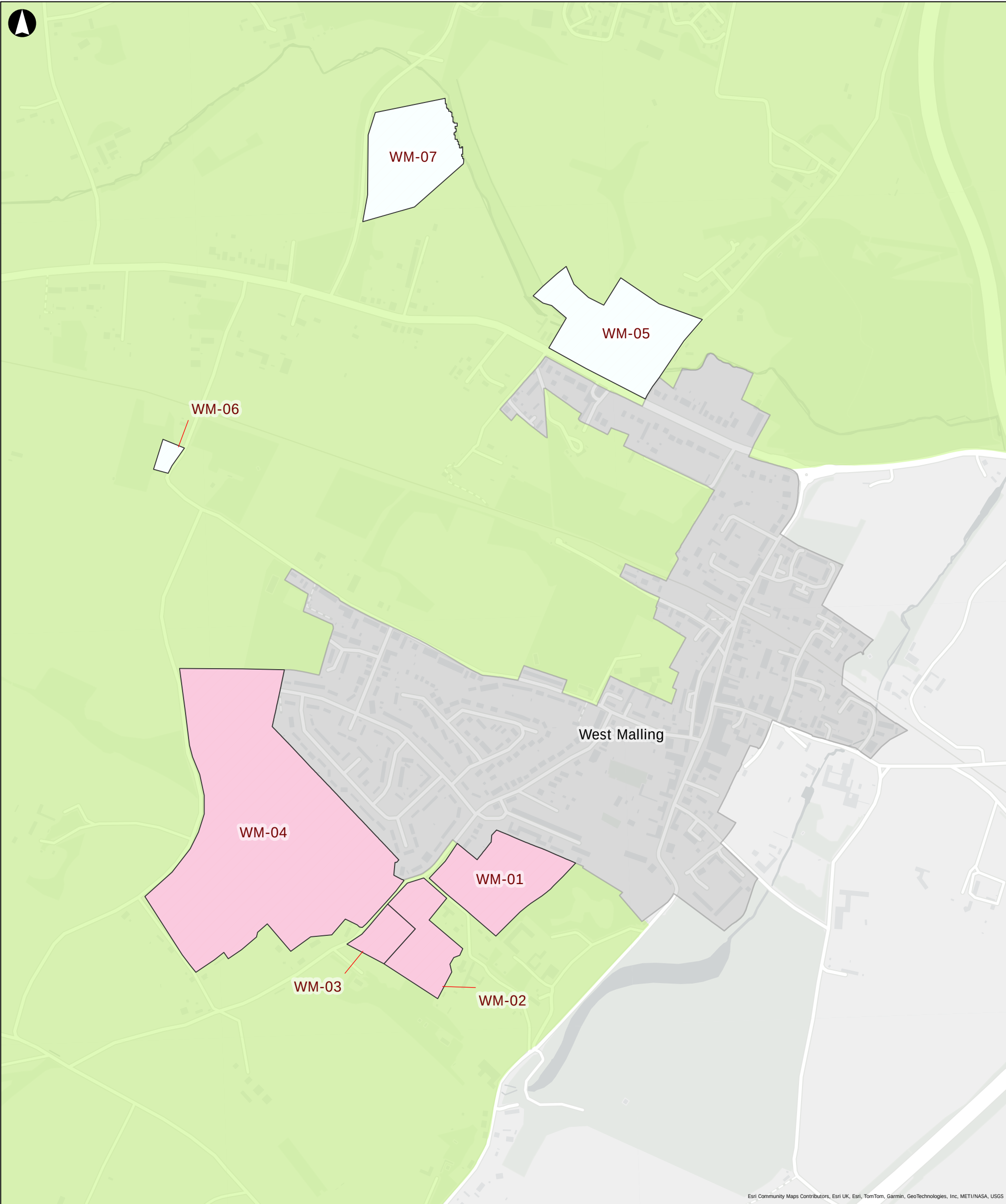
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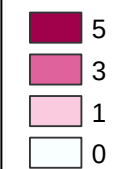
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Sub-area performance against purpose (b)



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

Coordinate System: British National Grid

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

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Client
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Project Name
Tonbridge & Malling Green Belt Assessment

Drawing Title
Sub-area performance against purpose (b): West Malling

Scale at A3

1:7,000

Role

--

Suitability

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Project Number

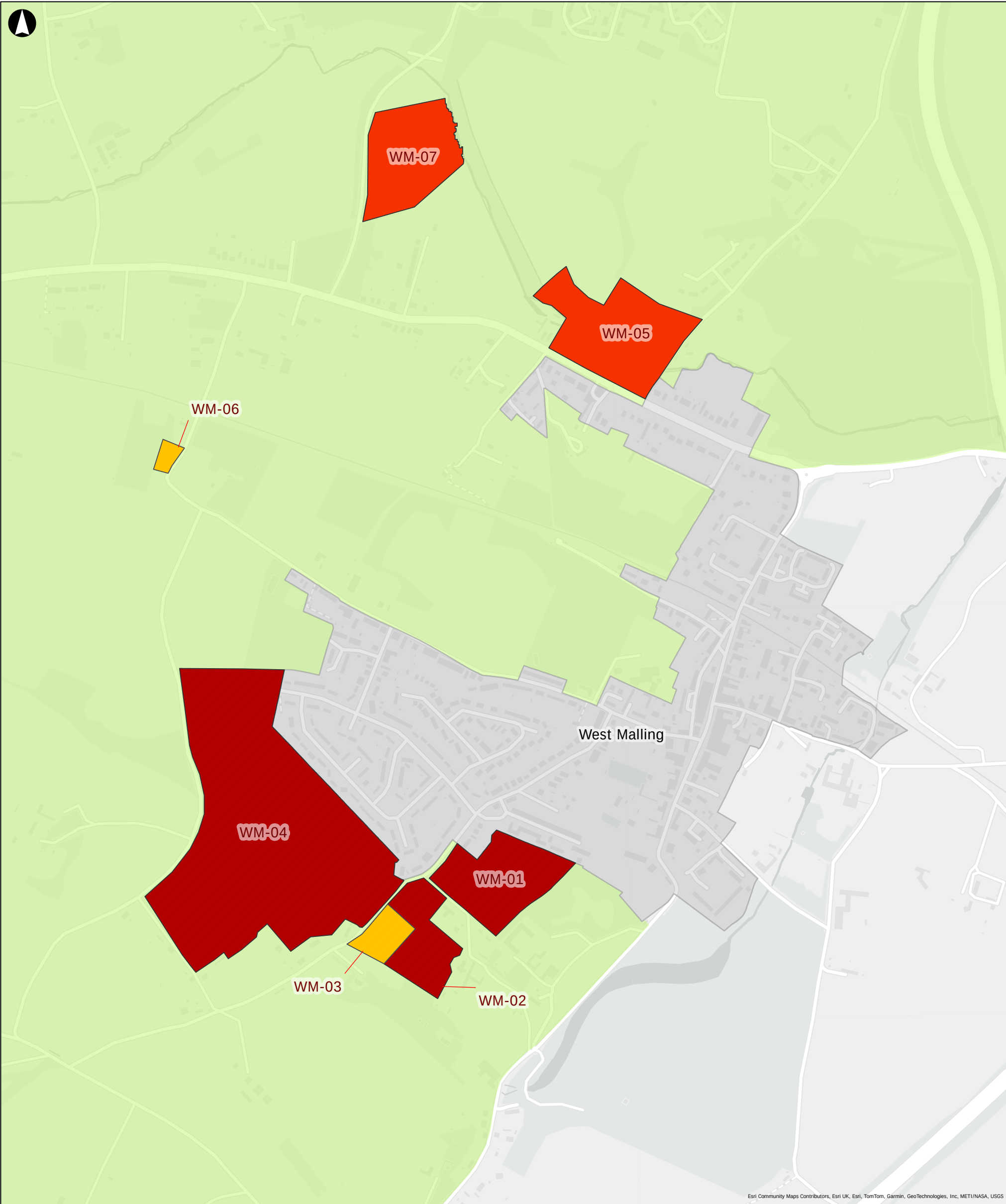
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Drawing Name

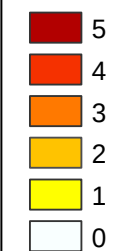
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Rev

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Sub-area performance against purpose (c)



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

Coordinate System: British National Grid

--	Aug 2025	WJ	JH	KK	--
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Client
Tonbridge & Malling Borough Council

Project Name
Tonbridge & Malling Green Belt Assessment

Drawing Title
Sub-area performance against purpose (c): West Malling

Scale at A3
1:7,000

Role

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Suitability

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Project Number

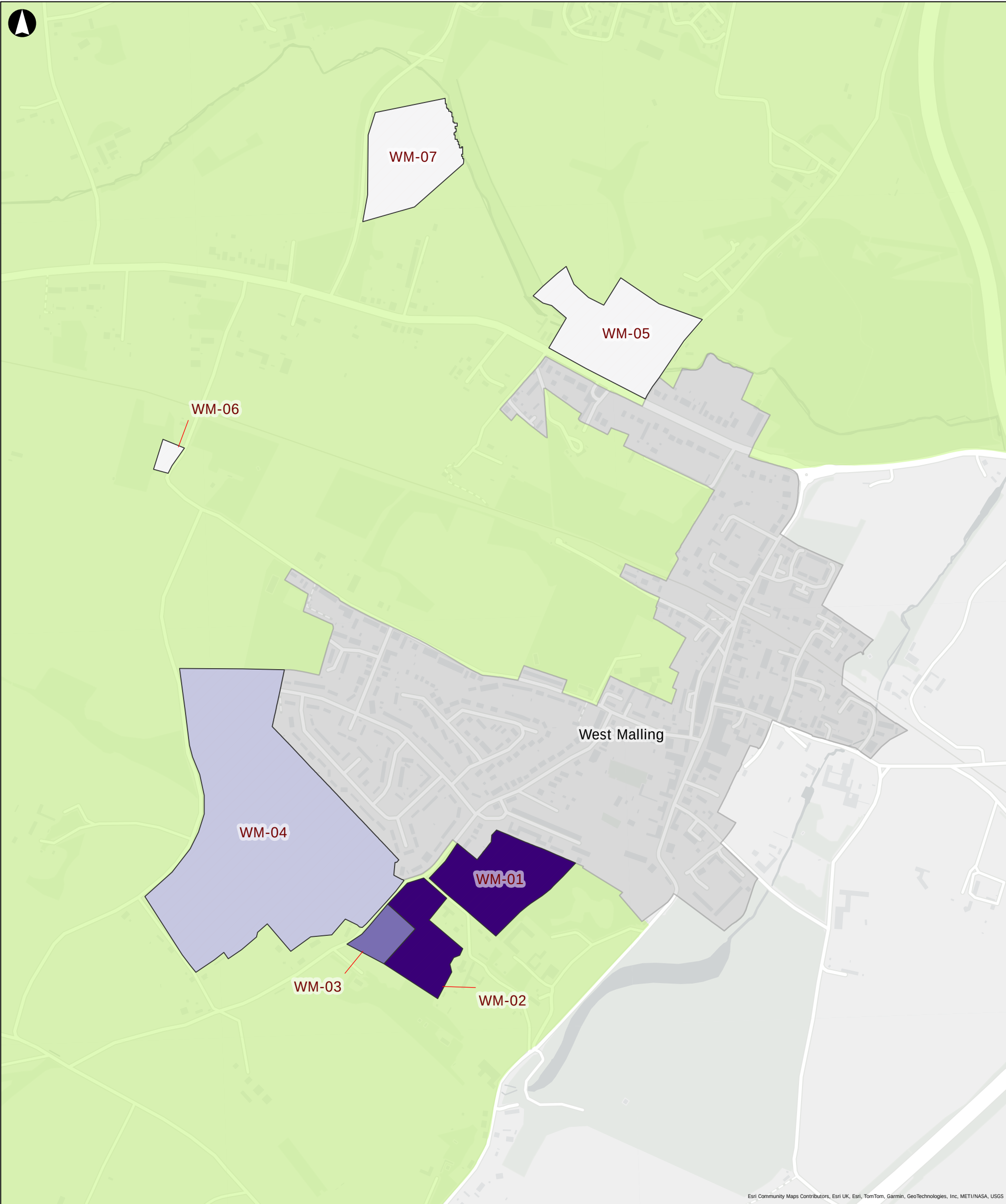
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Drawing Name

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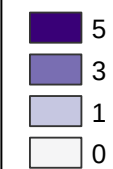
Rev

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Sub-area performance against purpose (d)



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

Coordinate System: British National Grid

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

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Client
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Project Name
Tonbridge & Malling Green Belt Assessment

Drawing Title
Sub-area performance against purpose (d): West Malling

Scale at A3

1:7,000

Role

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Suitability

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Project Number

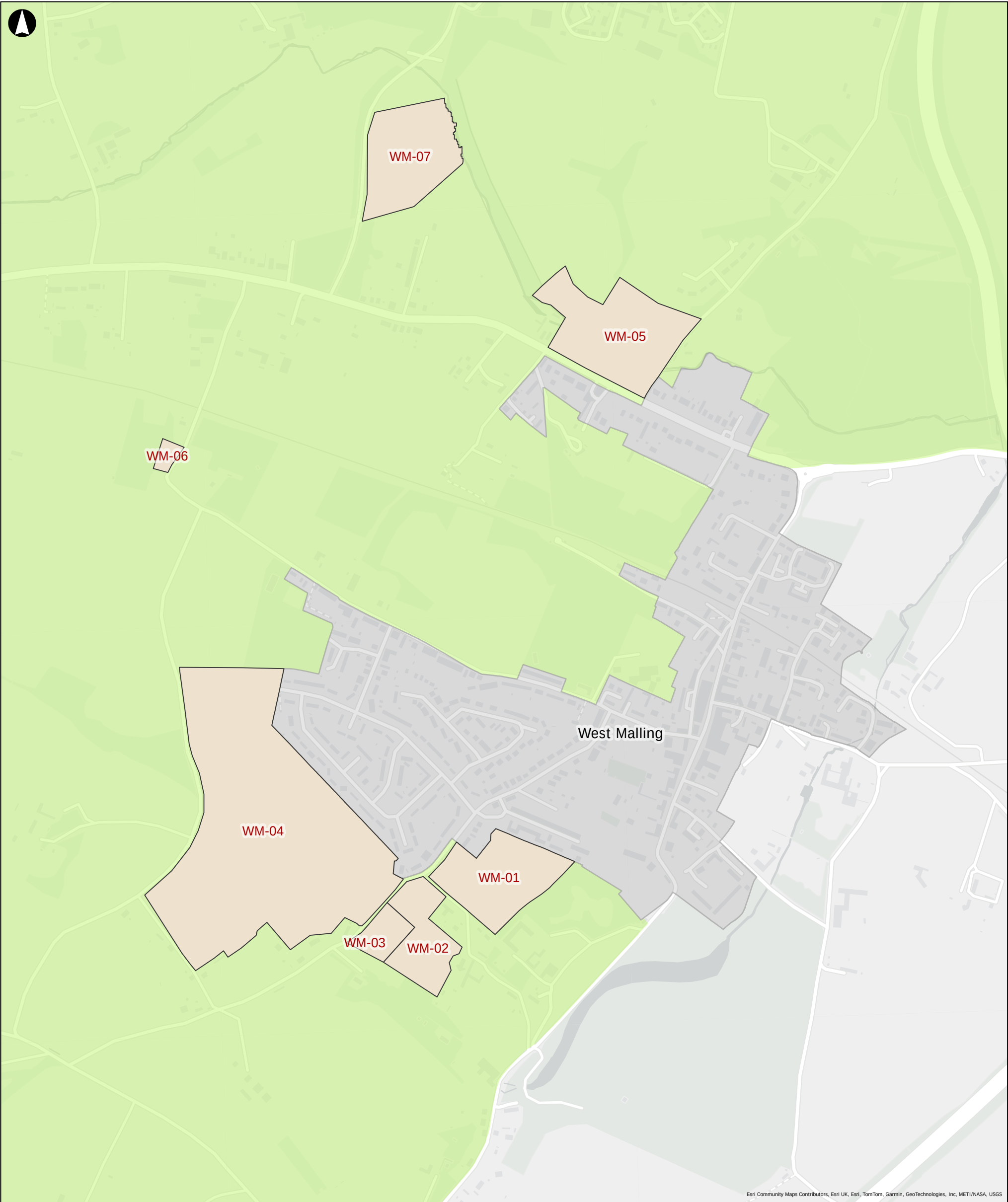
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Drawing Name

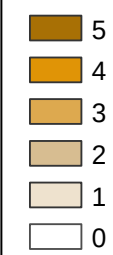
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Rev

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Sub-area performance against purpose (e)



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

Coordinate System: British National Grid

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

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Client

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Project Name

Tonbridge & Malling Green Belt Assessment

Drawing Title

Sub-area performance against purpose (e): West Malling

Scale at A3

1:7,000

Role

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Suitability

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Project Number

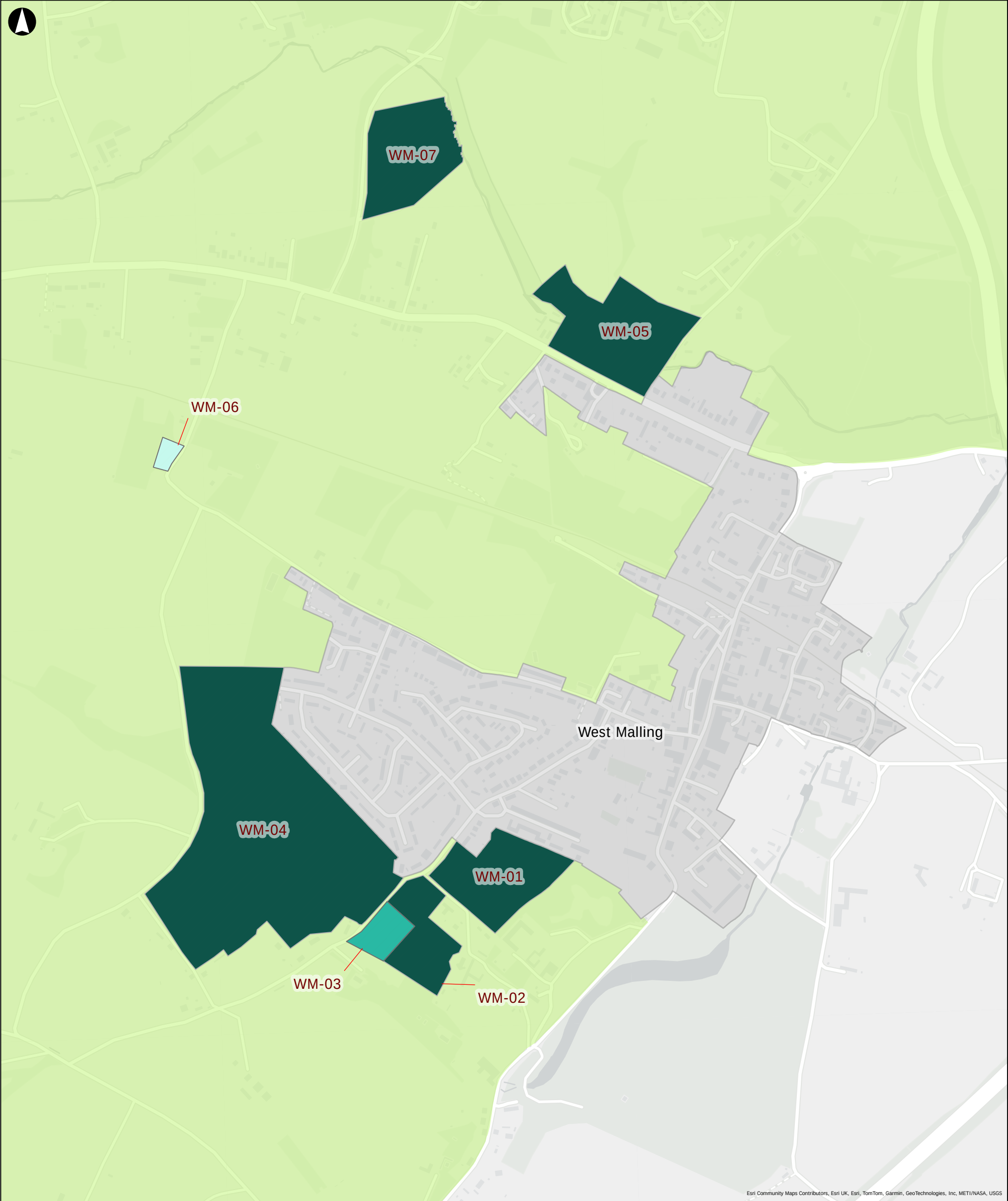
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Drawing Name

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Rev

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Overall NPPF Performance

- Strong
- Moderate
- Weak

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

Coordinate System: British National Grid

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Rev	Date	By	Chkd	Appd	Authd

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Drawing Title

Overall sub-area performance against NPPF purposes: West Malling

Scale at A3

1:7,000

Role

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Suitability

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Project Number

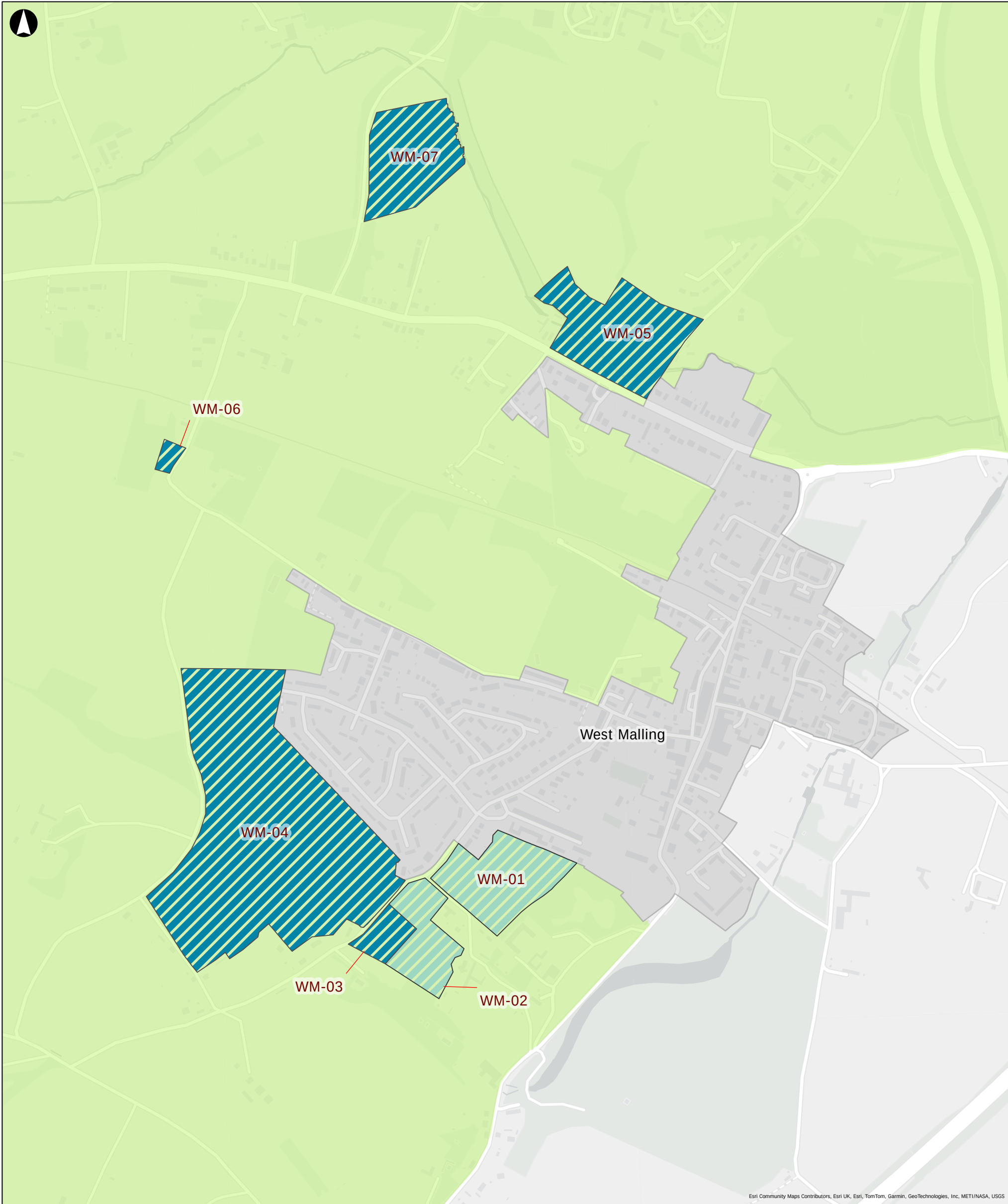
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Rev

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Drawing Name

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20/08/2025 10:19

Provisional Grey Belt Identification

- No
- Yes

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

Coordinate System: British National Grid					
--	Aug 2025	WJ	JH	KK	--
Rev	Date	By	Chkd	Appd	Authd

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Drawing Title
Provisional Grey Belt Identification: West Malling

Scale at A3

1:7,000

Role

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Suitability

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Project Number

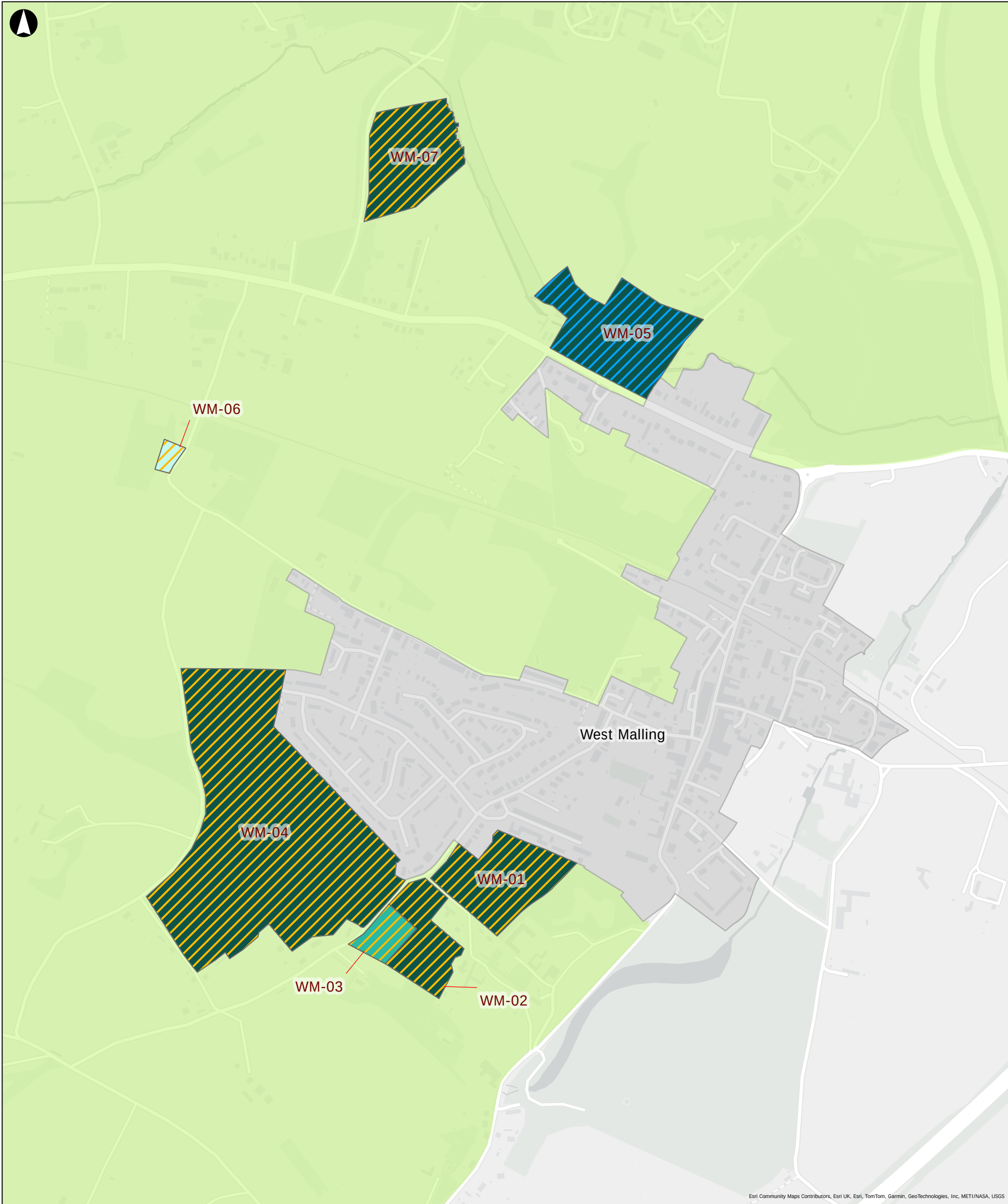
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Drawing Name

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Rev

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20/08/2025 09:51

Sub-area Categorisation

- Important
- Less Important
- Partly Less Important

Overall NPPF Performance

- Strong
- Moderate
- Weak

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

Coordinate System: British National Grid						
--	Aug 2025	WJ	JH	KK	--	
Rev	Date	By	Chkd	Appd	Authd	

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Project Name
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Drawing Title
Sub-area Strategic Categorisation: West Malling

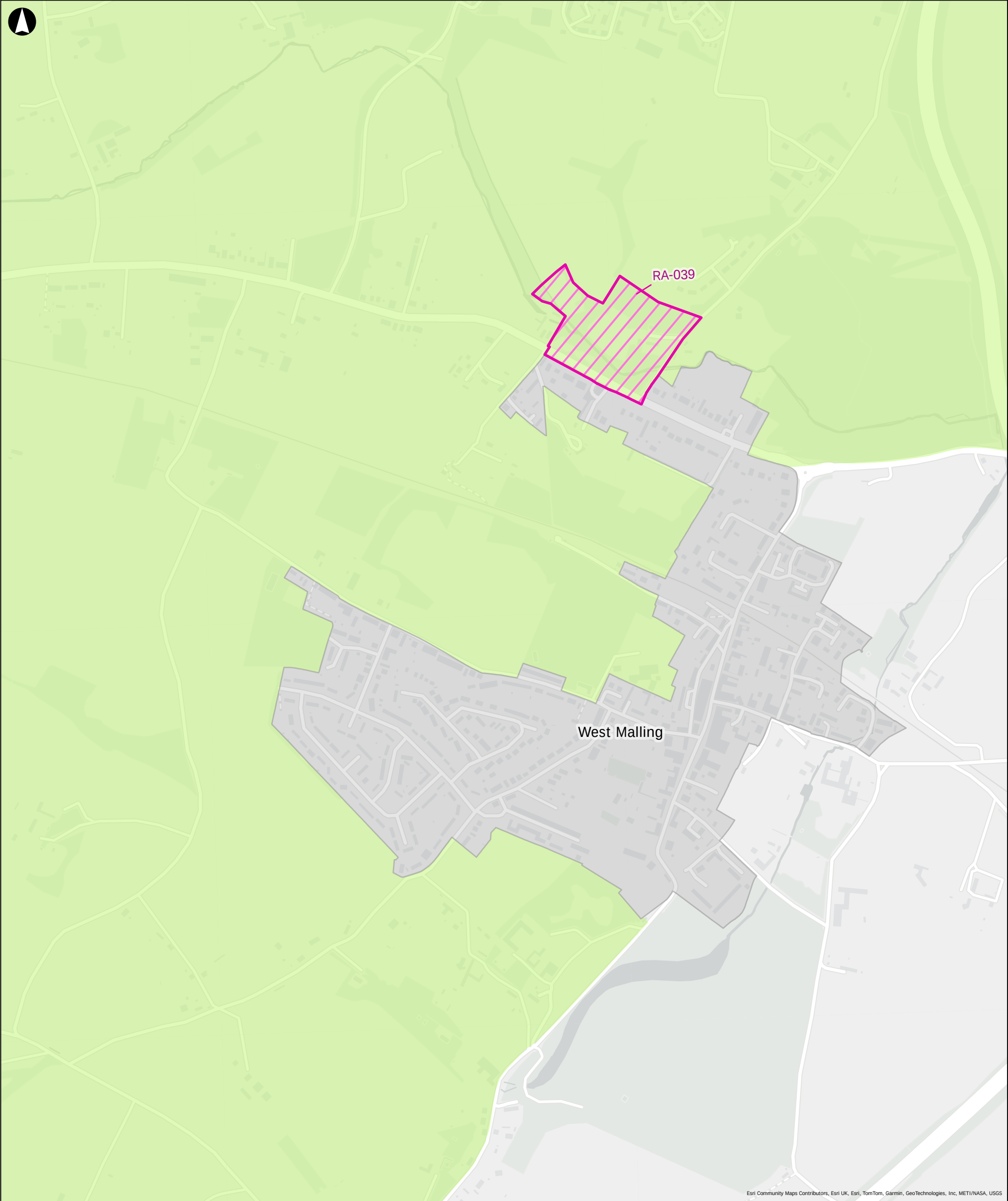
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Role
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Suitability
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Project Number	Rev
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Drawing Name
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27/08/2025 15:31

-  Recommended Areas
-  Recommended in Combination

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

Coordinate System: British National Grid

--	Aug 2025	WJ	JH	KK	--
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Project Name
Tonbridge & Malling Green Belt Assessment

Drawing Title

Areas recommended for further consideration: West Malling

Scale at A3

1:7,000

Role

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Suitability

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Project Number

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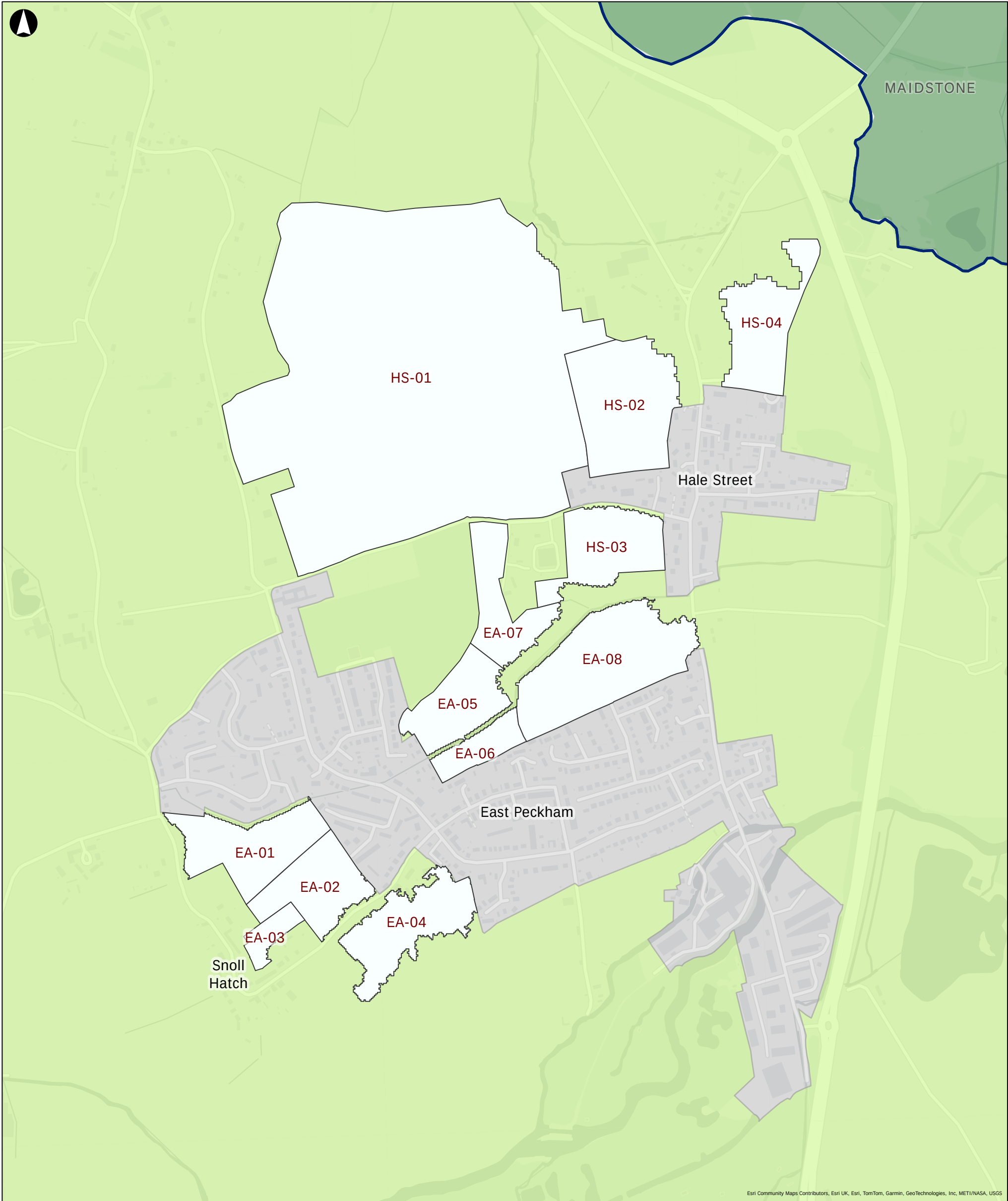
Drawing Name

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Rev

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A.6 East Peckham and Hale Street



Sub-area performance against purpose (a)

5
4
3
2
1
0

Local Authority Boundaries

Tonbridge & Malling Green Belt

Neighbouring Green Belt

Settlements

Coordinate System: British National Grid

--	Aug 2025	WJ	JH	KK	--
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Project Name
Tonbridge & Malling Green Belt Assessment

Drawing Title
Sub-area performance against purpose (a): East Peckham & Hale Street

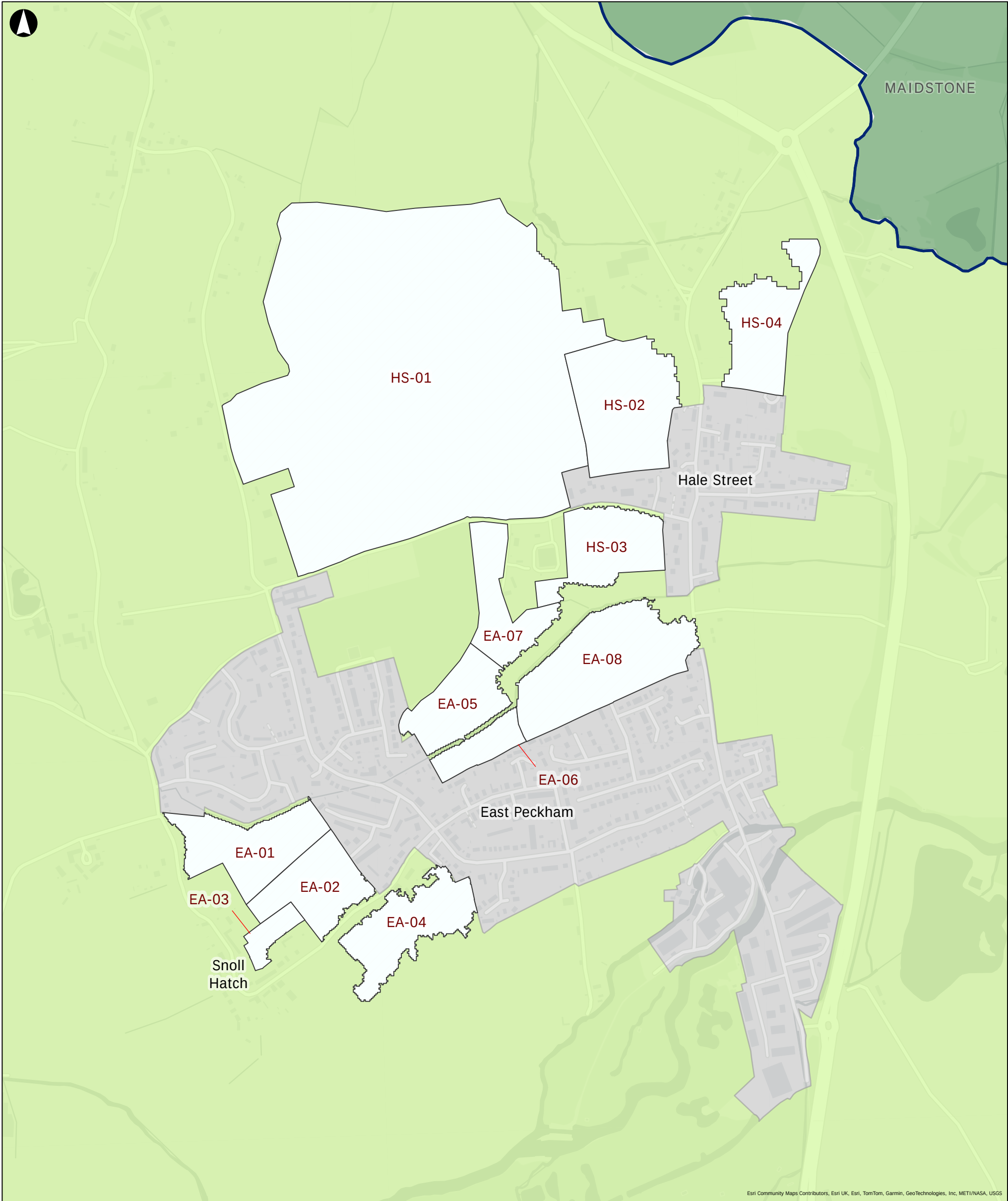
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Role
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Suitability
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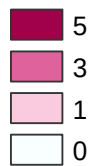
Project Number --	Rev --
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Drawing Name
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20/09/2025 09:37

Sub-area performance against purpose (b)



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

Coordinate System: British National Grid

--	Aug 2025	WJ	JH	KK	--
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Project Name

Tonbridge & Malling Green Belt Assessment

Drawing Title

Sub-area performance against purpose (b): East Peckham & Hale Street

Scale at A3

1:7,500

Role

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Suitability

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Project Number

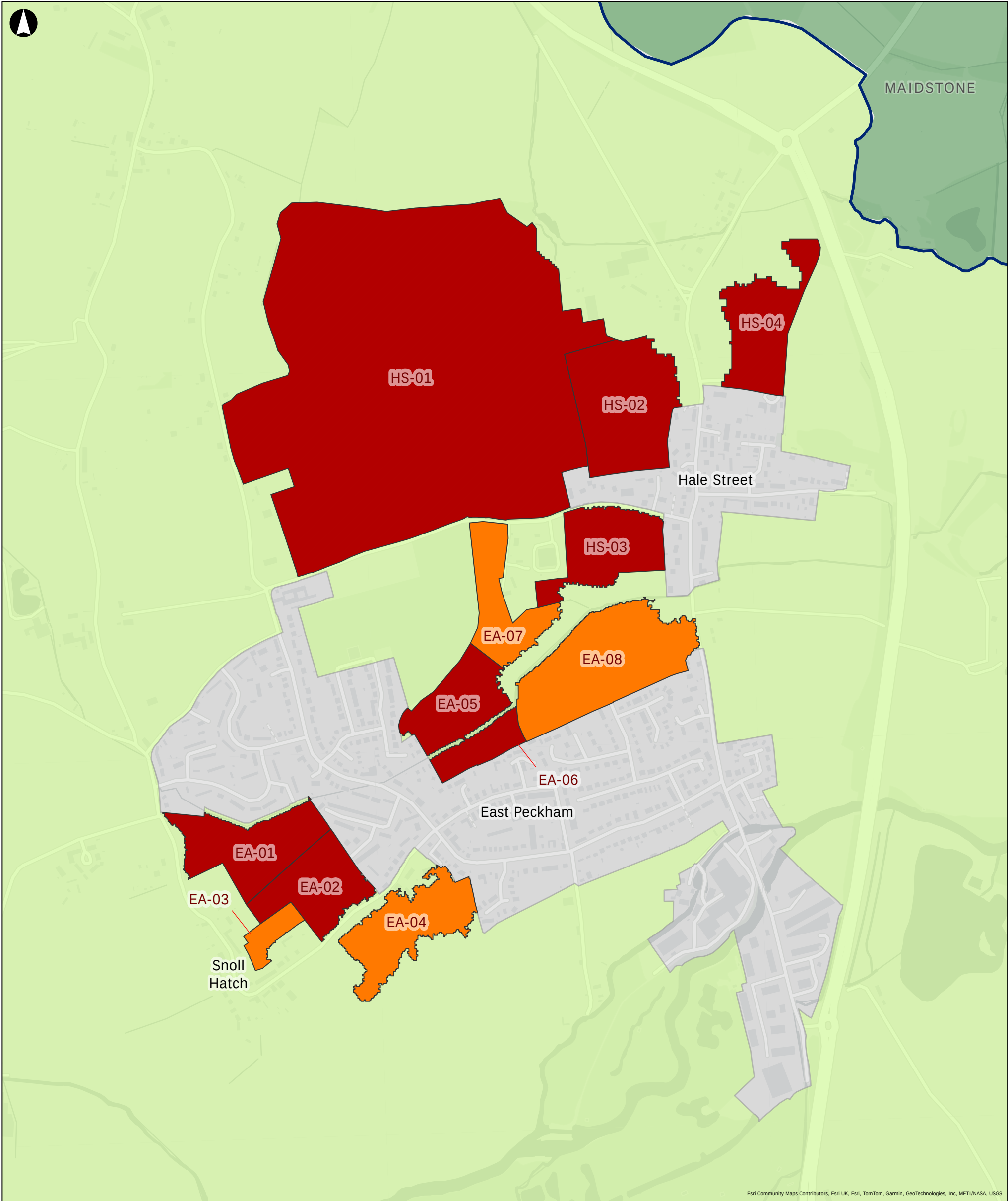
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Drawing Name

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Rev

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Sub-area performance against purpose (c)

5
4
3
2
1
0

Local Authority Boundaries

Tonbridge & Malling Green Belt

Neighbouring Green Belt

Settlements

Coordinate System: British National Grid

--	Aug 2025	WJ	JH	KK	--
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Project Name

Tonbridge & Malling Green Belt Assessment

Drawing Title

Sub-area performance against purpose (c): East Peckham & Hale Street

Scale at A3

1:7,500

Role

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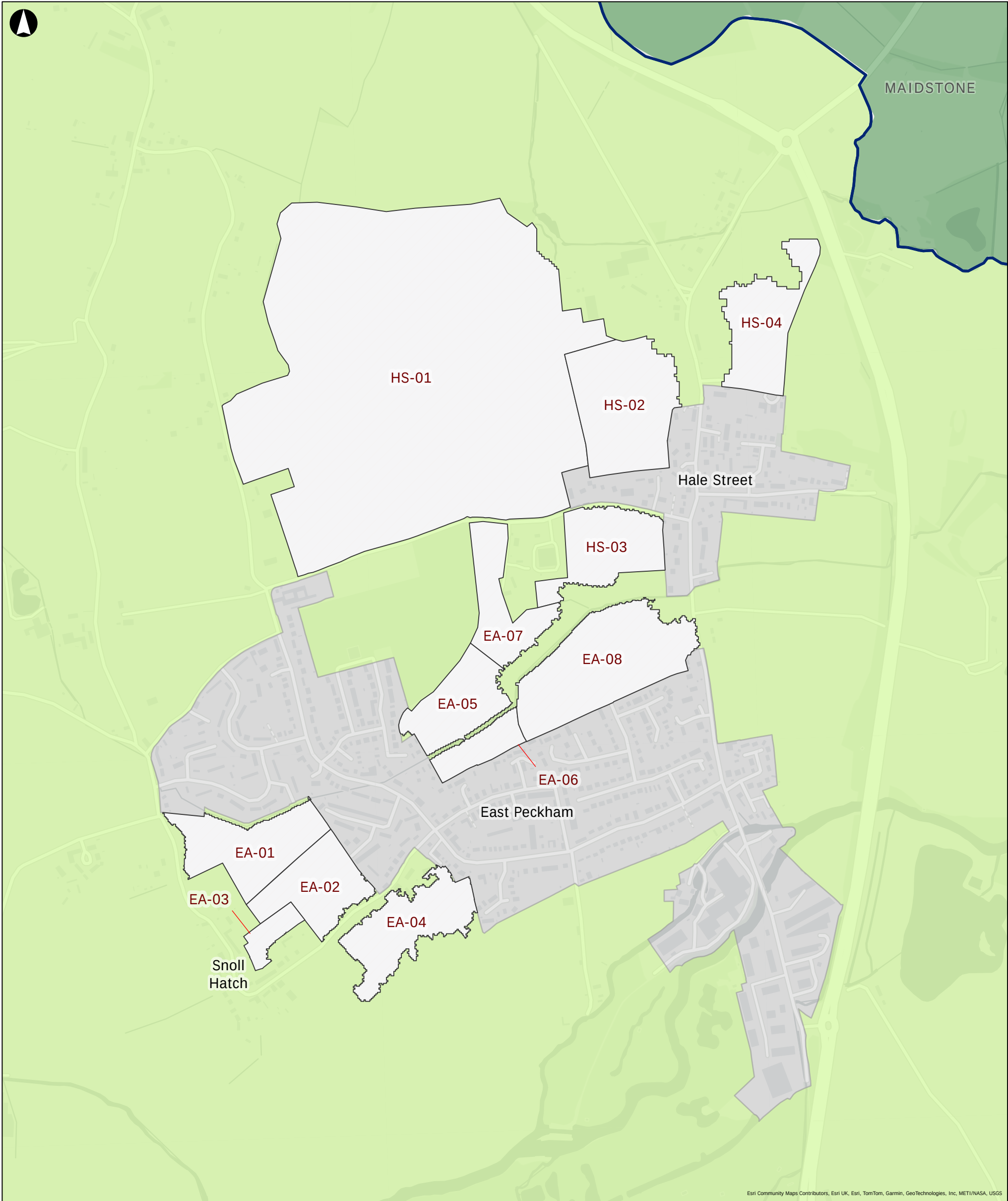
Suitability

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Project Number	Rev
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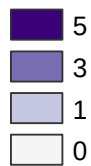
Drawing Name

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20/09/2025 09:34

Sub-area performance against purpose (d)



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

Coordinate System: British National Grid

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

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Project Name

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Drawing Title

Sub-area performance against purpose (d): East Peckham & Hale Street

Scale at A3

1:7,500

Role

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Suitability

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Project Number

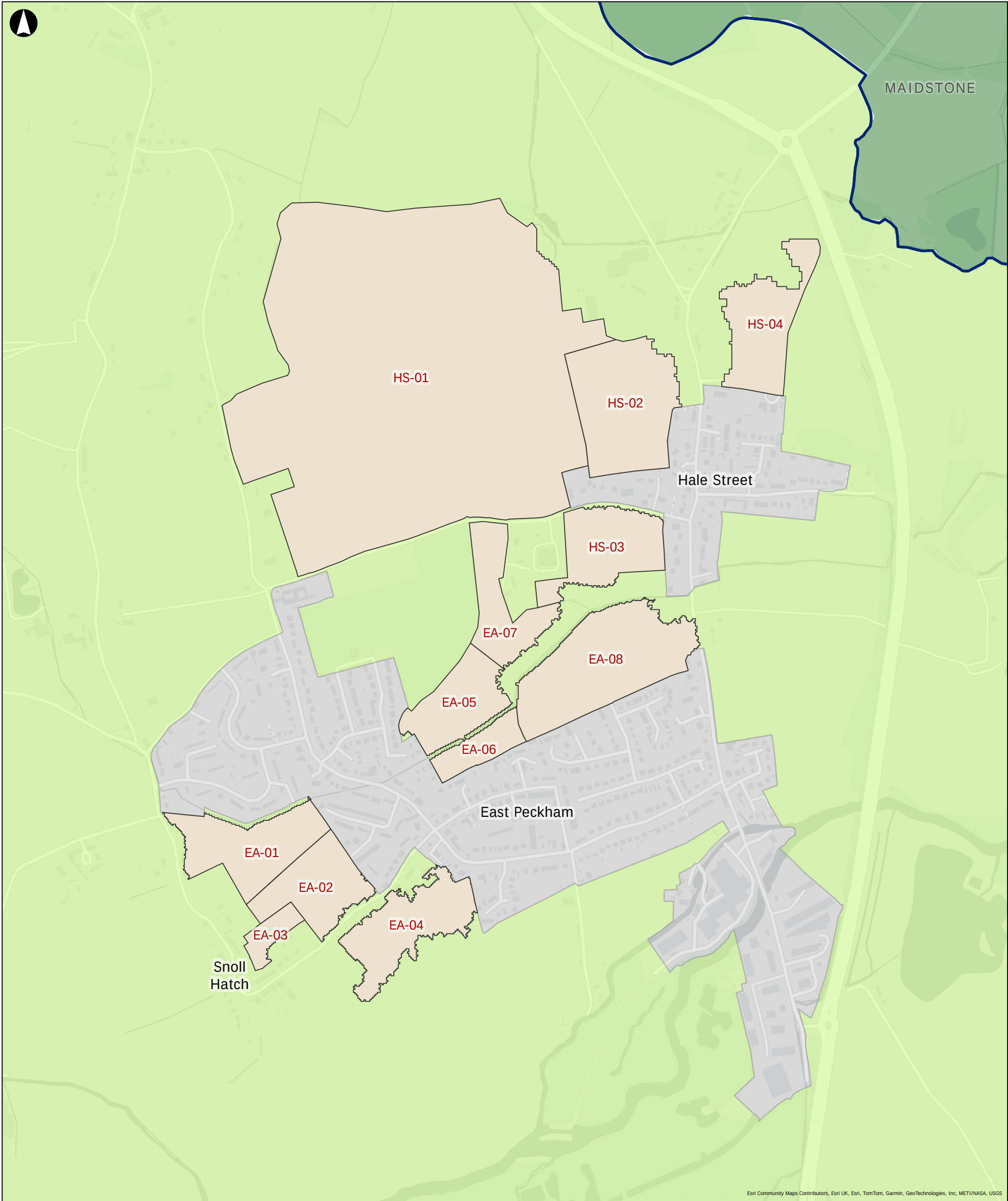
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Drawing Name

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Rev

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26/09/2025 10:25

Sub-area performance against purpose (e)

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

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

Coordinate System: British National Grid					
--	Aug 2025	WJ	JH	KK	--
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Client
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Project Name
Tonbridge & Malling Green Belt Assessment

Drawing Title
Sub-area performance against purpose (e): East Peckham & Hale Street

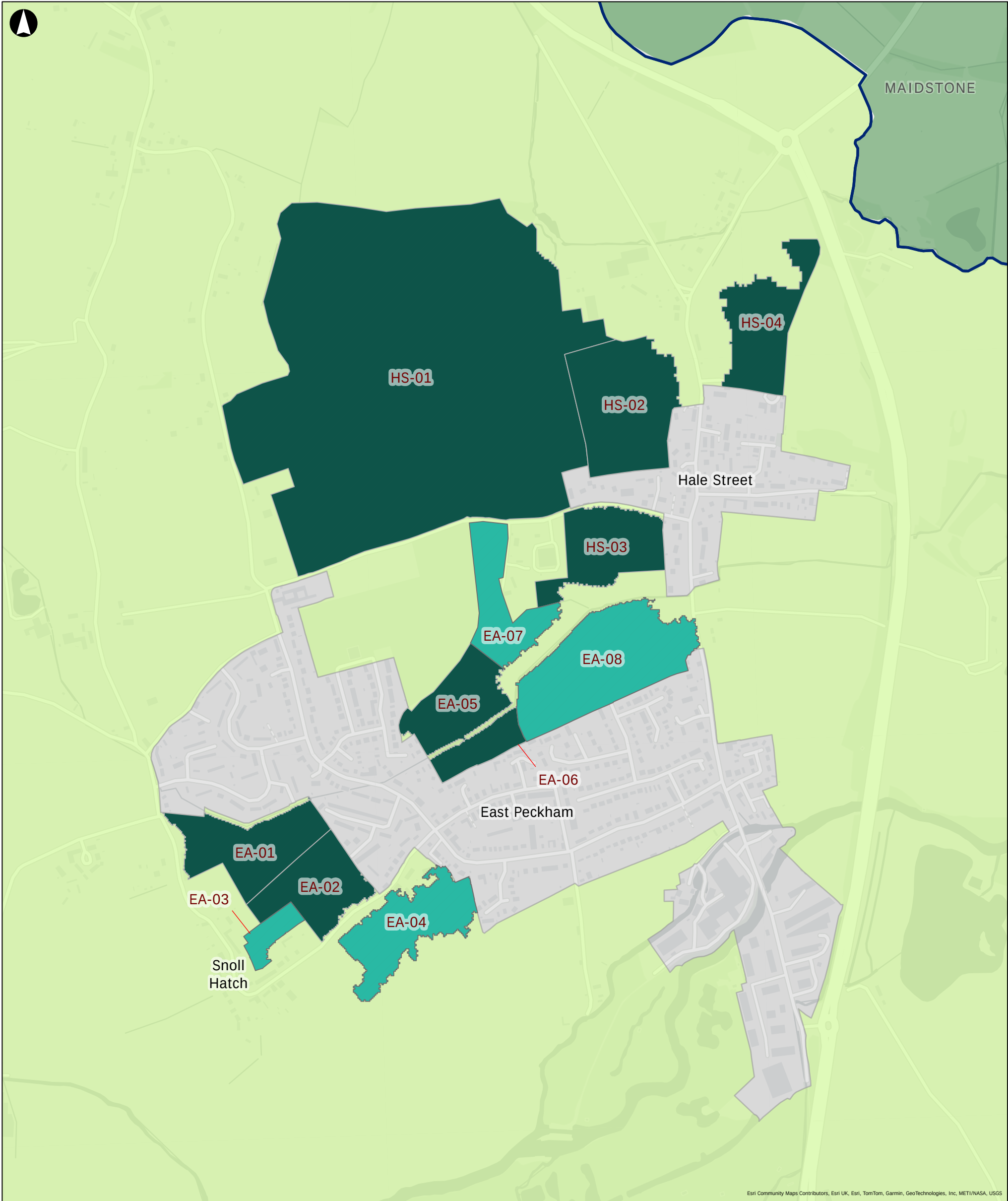
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Role
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Suitability
--

Project Number --	Rev --
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Drawing Name
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Overall NPPF Performance

Strong

Moderate

Weak

Local Authority Boundaries

Tonbridge & Malling Green Belt

Neighbouring Green Belt

Settlements

Coordinate System: British National Grid

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

Metres

0115230460

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Project Name
Tonbridge & Malling Green Belt Assessment

Drawing Title
Overall sub-area performance against NPPF purposes: East Peckham & Hale Street

Scale at A3
1:7,500

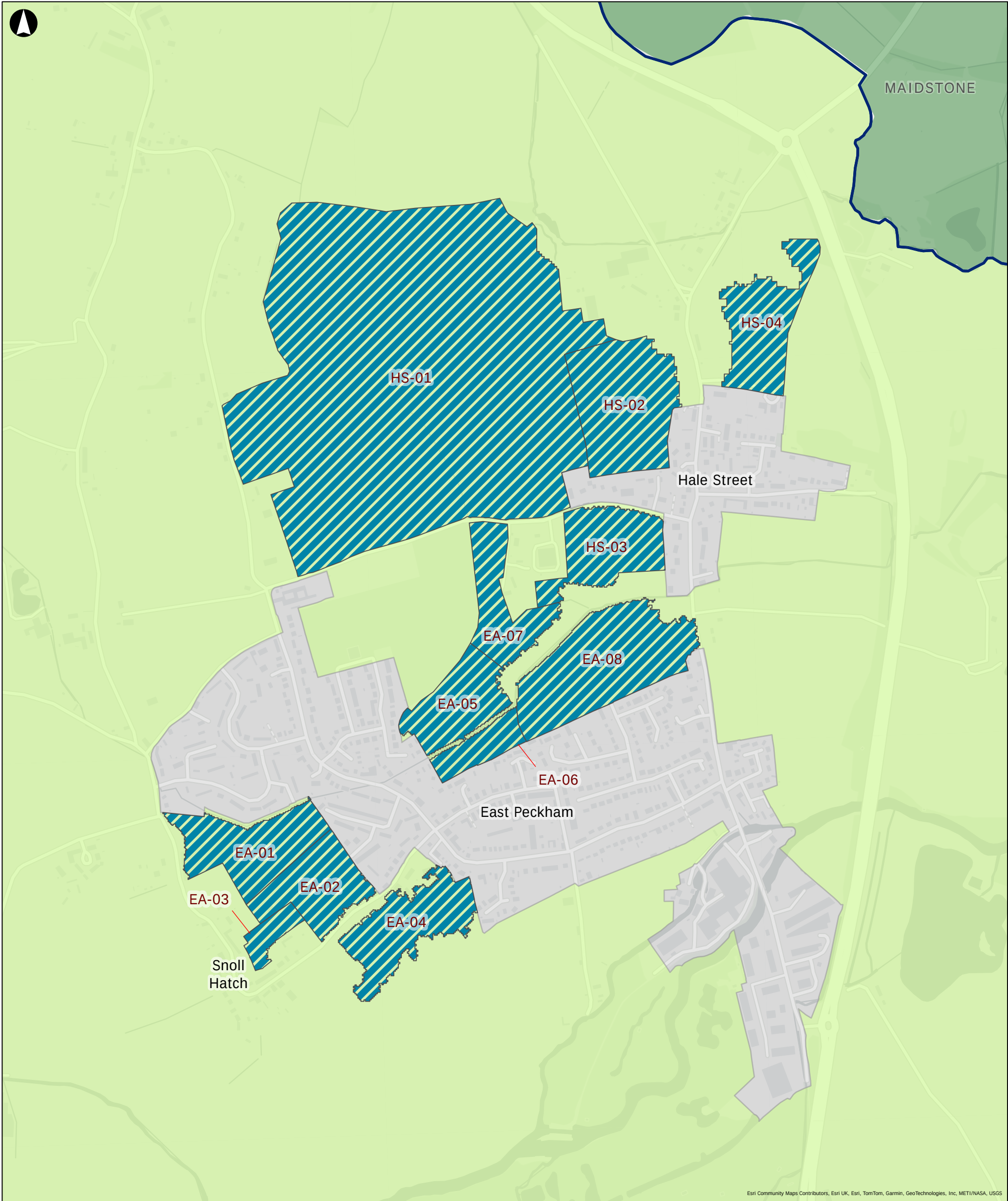
Role
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Suitability
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Project Number
--

Rev
--

Drawing Name
--



20/09/2025 10:20

Provisional Grey Belt Identification

- No
- Yes

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

Coordinate System: British National Grid					
--	Aug 2025	WJ	JH	KK	--
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Client
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Project Name
Tonbridge & Malling Green Belt Assessment

Drawing Title
**Provisional Grey Belt Identification:
East Peckham & Hale Street**

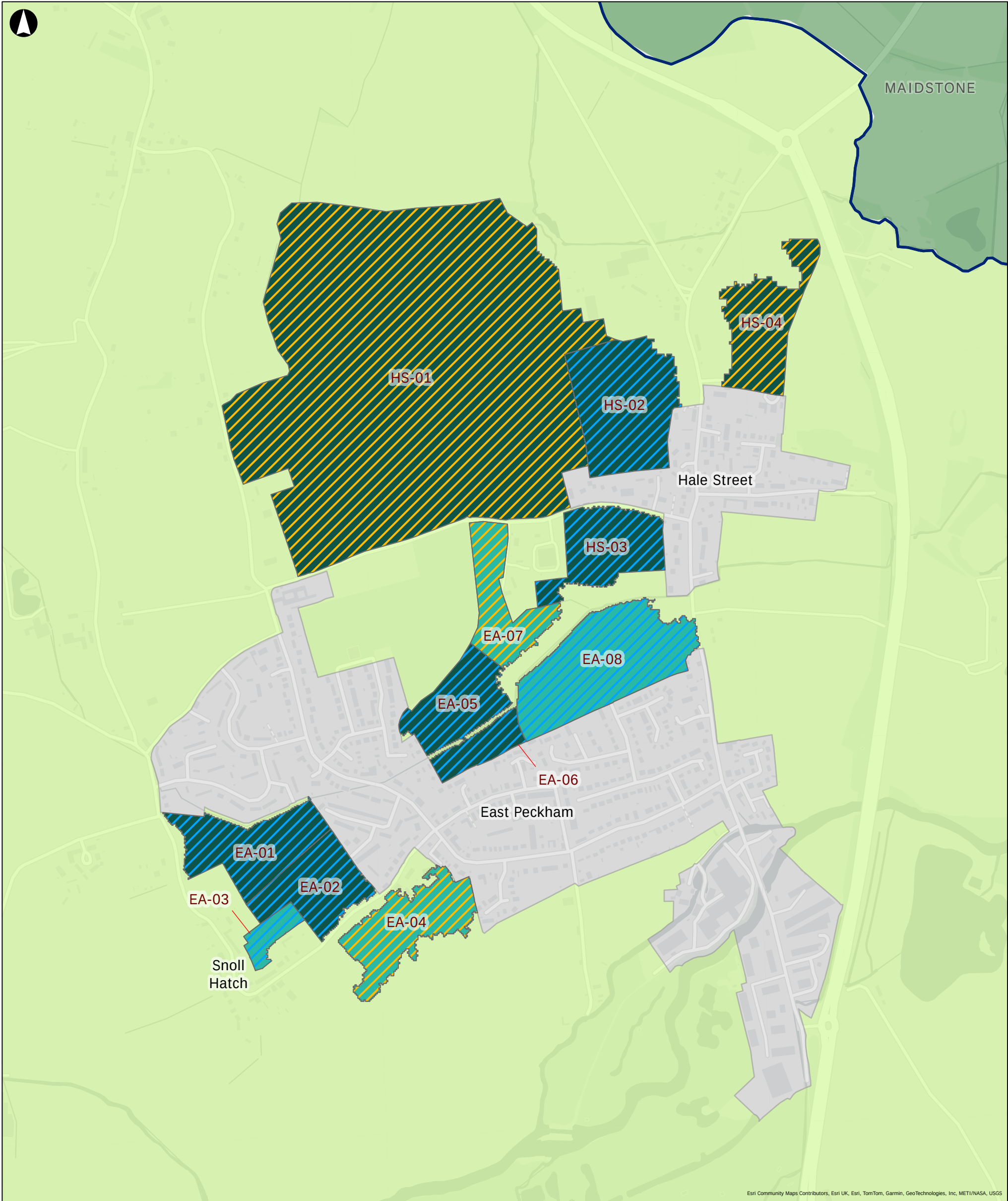
Scale at A3
1:7,500

Role
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Suitability
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Project Number --	Rev --
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Drawing Name
--



20/09/2025 09:51

Sub-area Categorisation

- Important
- Less Important
- Partly Less Important

Overall NPPF Performance

- Strong
- Moderate
- Weak

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

Coordinate System: British National Grid

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

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Project Name

Tonbridge & Malling Green Belt Assessment

Drawing Title

**Sub-area Strategic Categorisation:
East Peckham & Hale Street**

Scale at A3

1:7,500

Role

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Suitability

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Project Number

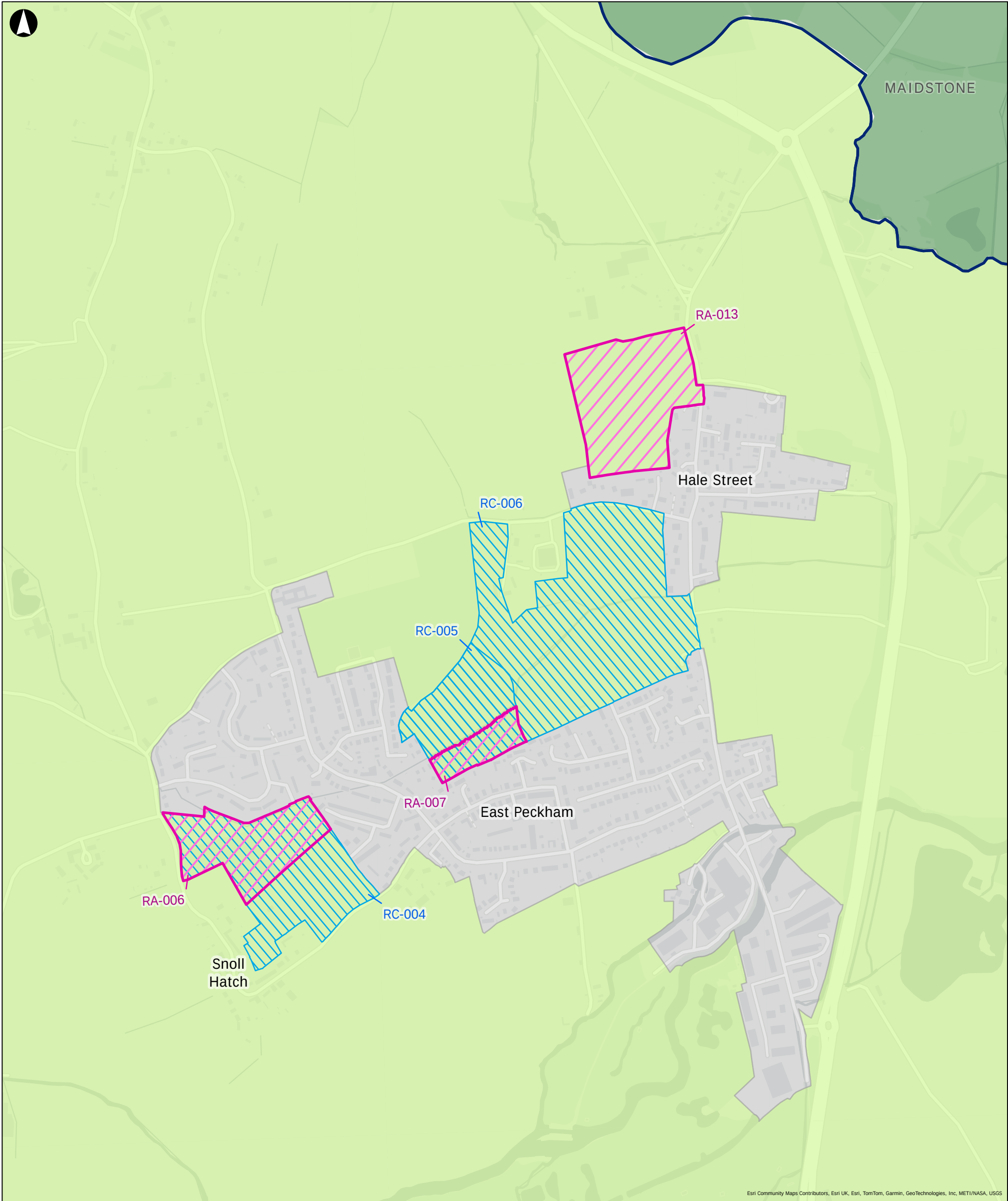
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Drawing Name

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Rev

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27/09/2025 15:31

- Recommended Areas
- Recommended in Combination

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

Coordinate System: British National Grid					
--	Aug 2025	WJ	JH	KK	--
Rev	Date	By	Chkd	Appd	Authd

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Tonbridge & Malling Borough Council

Project Name
Tonbridge & Malling Green Belt Assessment

Drawing Title
Areas recommended for further consideration: East Peckham & Hale Street

Scale at A3
1:7,500

Role
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Suitability
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Project Number --	Rev --
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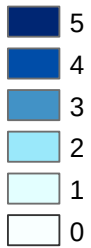
Drawing Name
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A.7 Hadlow



20/09/2025 09:40

Sub-area performance against purpose (a)



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

Coordinate System: British National Grid

--	Aug 2025	WJ	JH	KK	--
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Project Name
Tonbridge & Malling Green Belt Assessment

Drawing Title
Sub-area performance against purpose (a): Hadlow

Scale at A3

1:6,000

Role

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Suitability

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Project Number

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Drawing Name

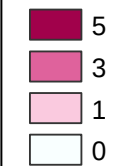
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Rev

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Sub-area performance against purpose (b)



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

Coordinate System: British National Grid

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Project Name

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Drawing Title

Sub-area performance against purpose (b): Hadlow

Scale at A3

1:6,000

Role

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Suitability

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Project Number

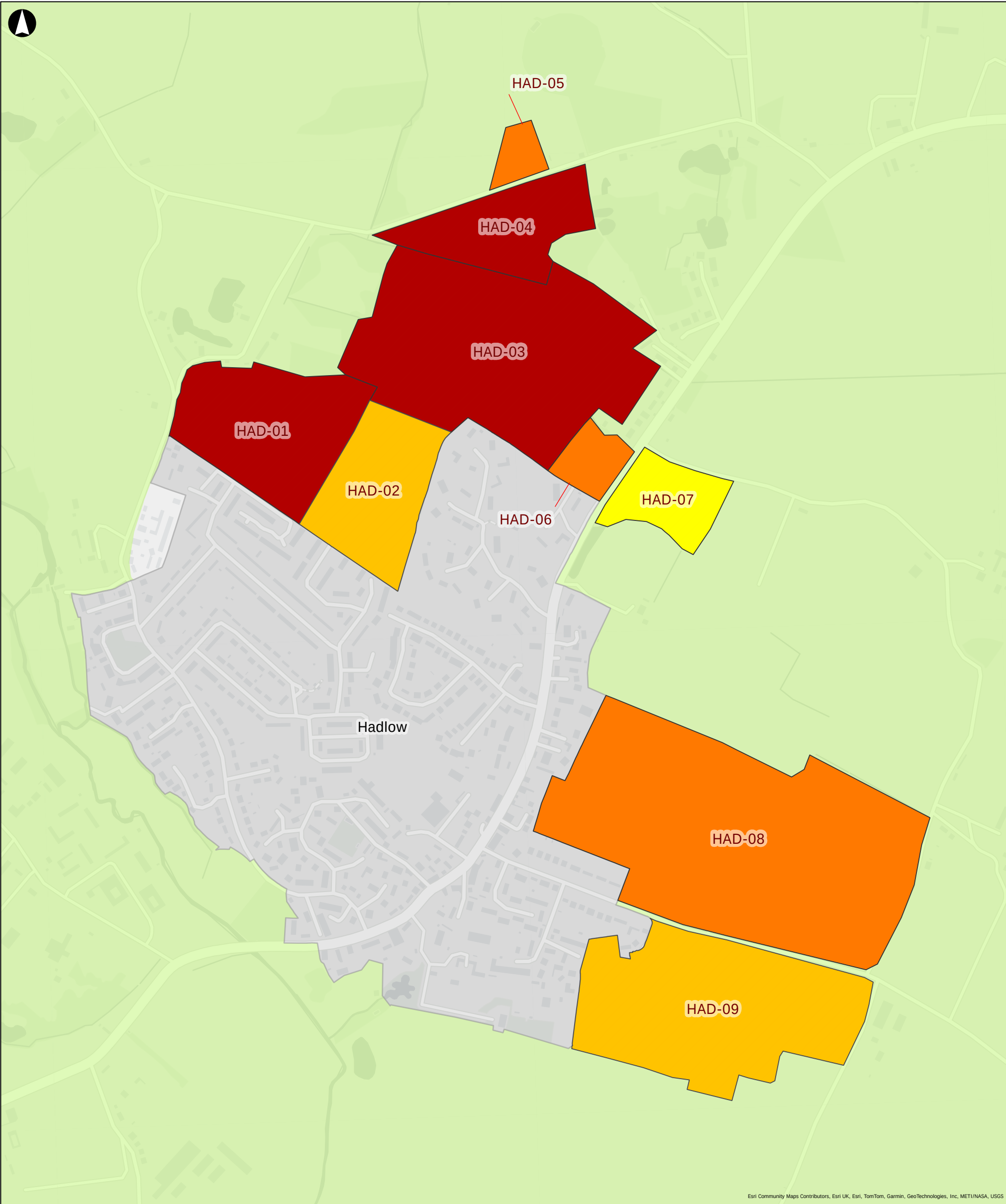
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Drawing Name

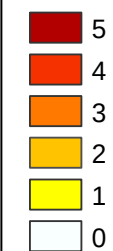
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Rev

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Sub-area performance against purpose (c)



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

Coordinate System: British National Grid

--	Aug 2025	WJ	JH	KK	--
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Project Name

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Drawing Title

Sub-area performance against purpose (c): Hadlow

Scale at A3

1:6,000

Role

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Suitability

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Project Number

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Drawing Name

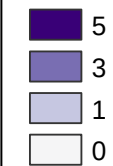
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Rev

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Sub-area performance against purpose (d)



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

Coordinate System: British National Grid

--	Aug 2025	WJ	JH	KK	--
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Project Name
Tonbridge & Malling Green Belt Assessment

Drawing Title
Sub-area performance against purpose (d): Hadlow

Scale at A3

1:6,000

Role

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Suitability

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Project Number

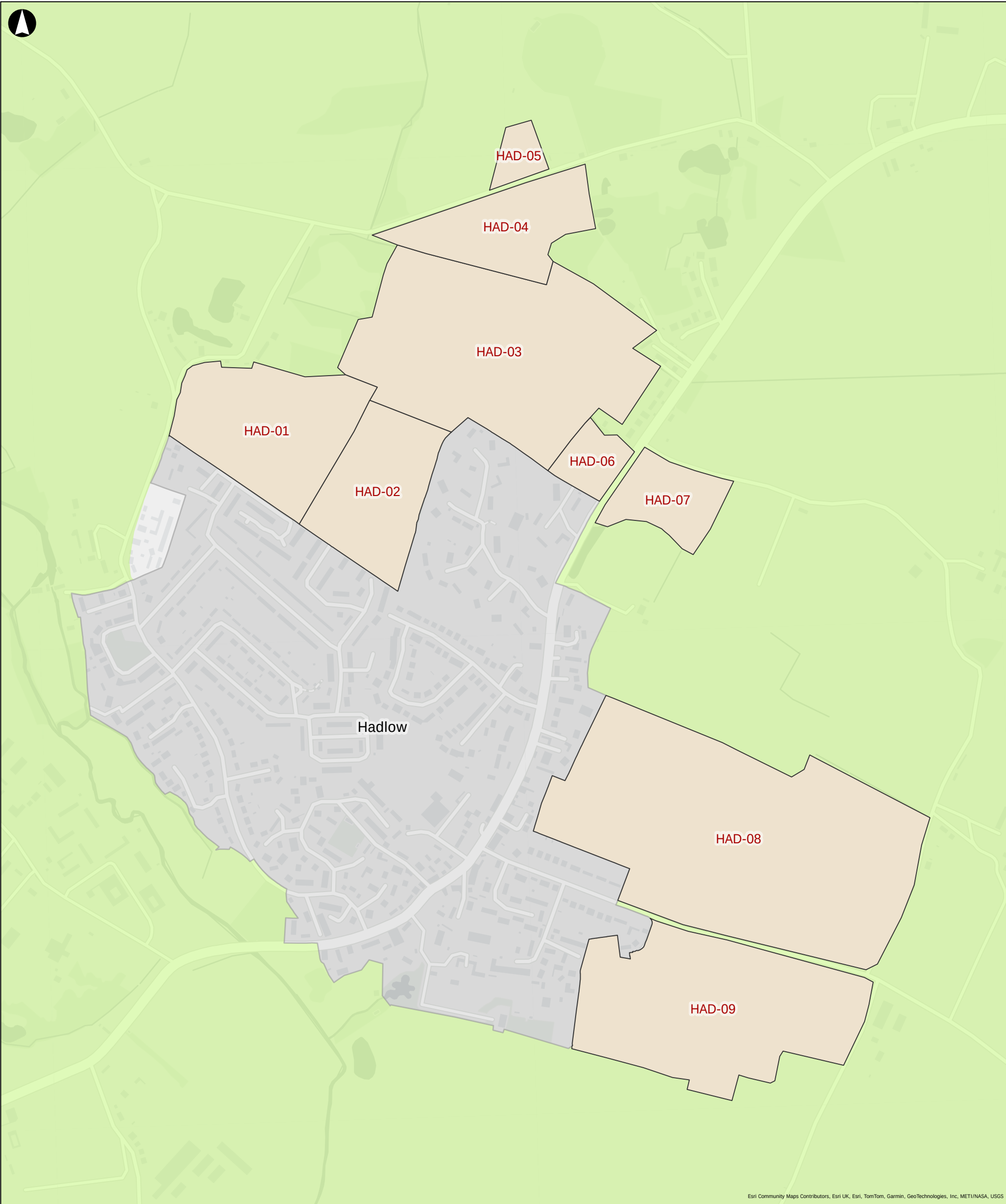
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Drawing Name

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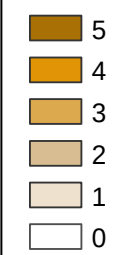
Rev

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26/08/2025 10:25

Sub-area performance against purpose (e)



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

Coordinate System: British National Grid

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

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Project Name
Tonbridge & Malling Green Belt Assessment

Drawing Title

Sub-area performance against purpose (e): Hadlow

Scale at A3

1:6,000

Role

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Suitability

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Project Number

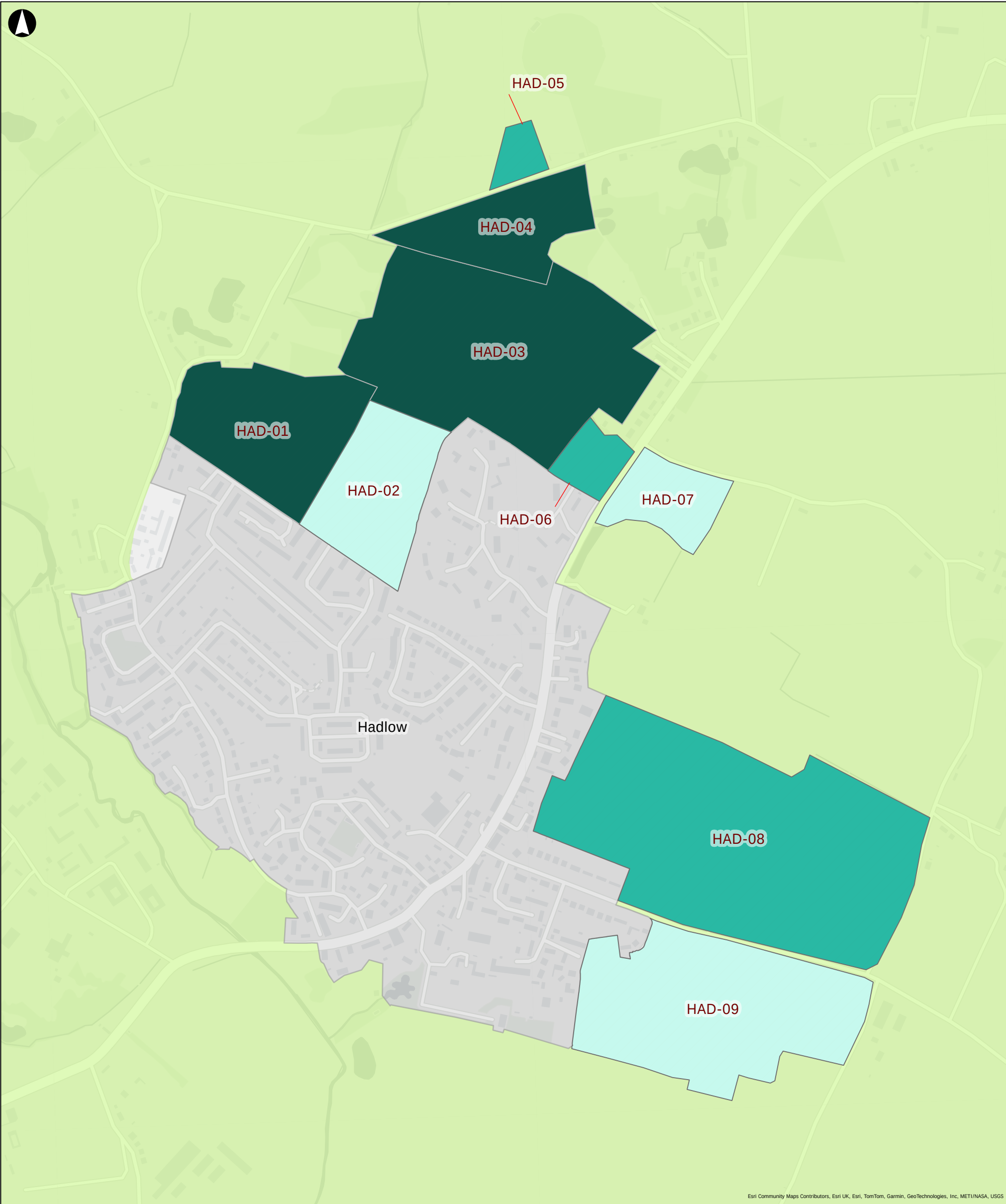
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Drawing Name

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Rev

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Overall NPPF Performance

- Strong
- Moderate
- Weak

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

Coordinate System: British National Grid

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

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Project Name

Tonbridge & Malling Green Belt Assessment

Drawing Title

Overall sub-area performance against NPPF purposes: Hadlow

Scale at A3

1:6,000

Role

--

Suitability

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Project Number

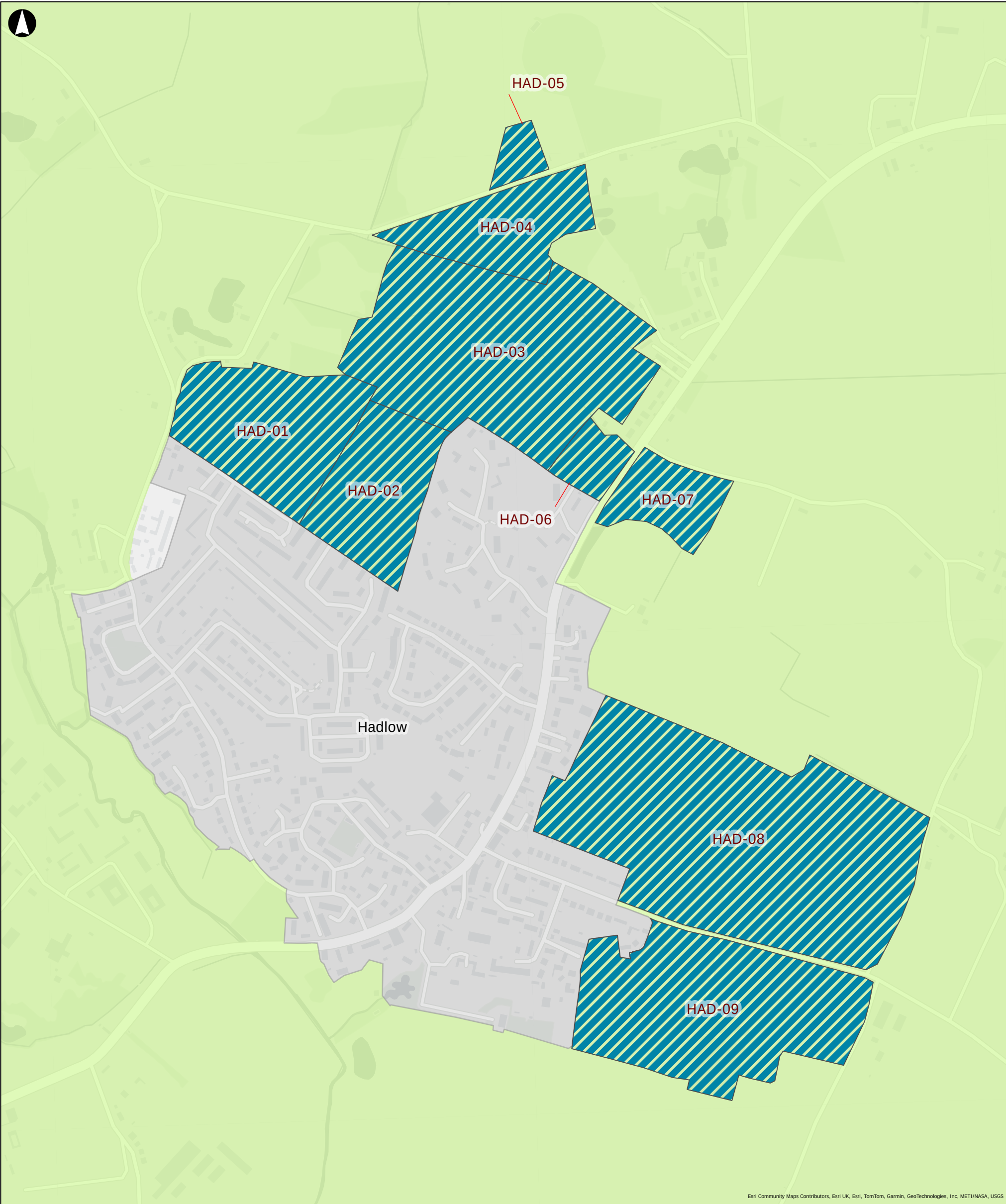
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Drawing Name

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Rev

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Provisional Grey Belt Identification

- No
- Yes

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

Coordinate System: British National Grid

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

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Project Name

Tonbridge & Malling Green Belt Assessment

Drawing Title

Provisional Grey Belt Identification: Hadlow

Scale at A3

1:6,000

Role

--

Suitability

--

Project Number

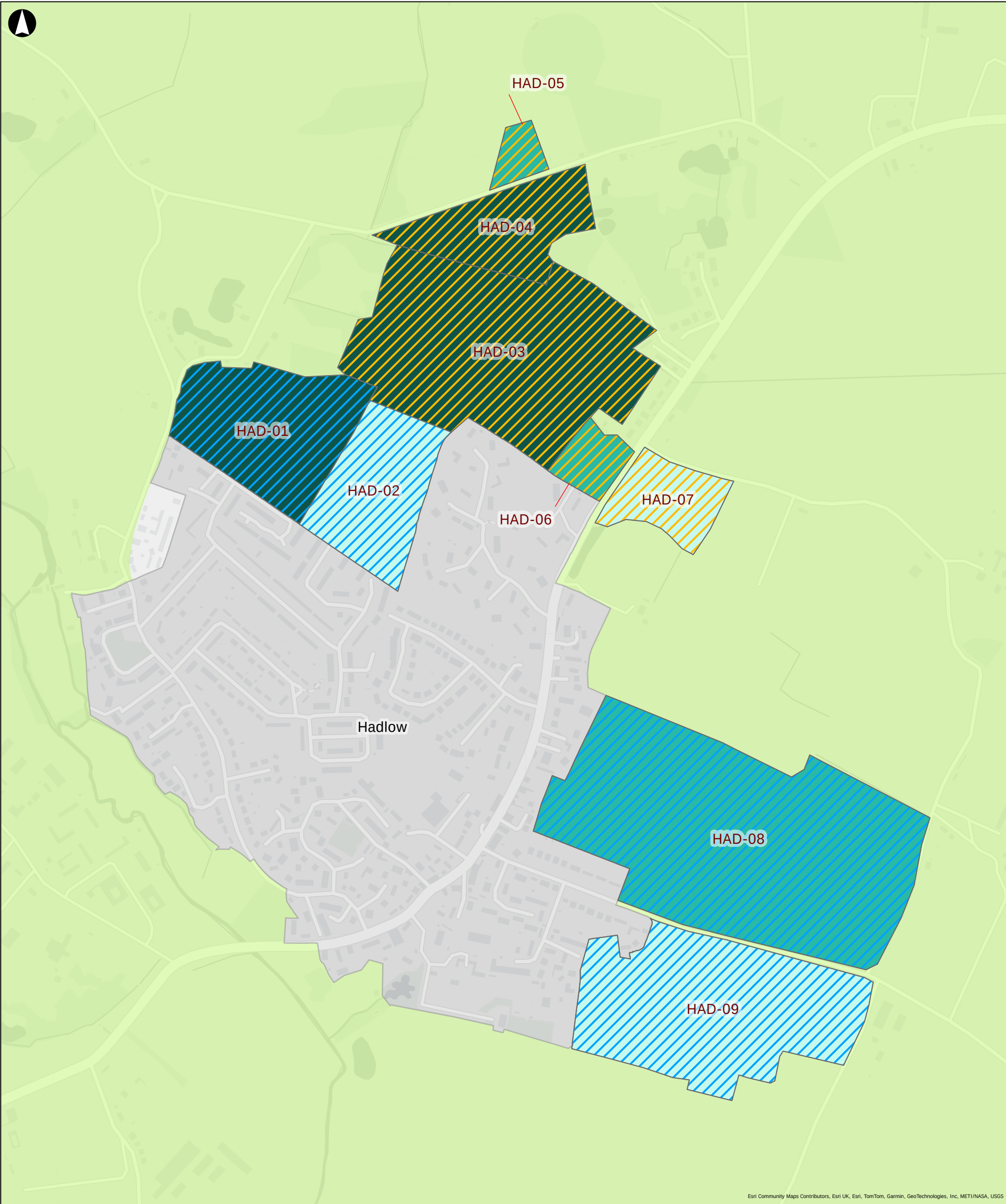
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Rev

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Drawing Name

--



Sub-area Categorisation

- Important
- Less Important
- Partly Less Important

Overall NPPF Performance

- Strong
- Moderate
- Weak

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

Coordinate System: British National Grid

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

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Project Name
Tonbridge & Malling Green Belt Assessment

Drawing Title
Sub-area Strategic Categorisation: Hadlow

Scale at A3

1:6,000

Role

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Suitability

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Project Number

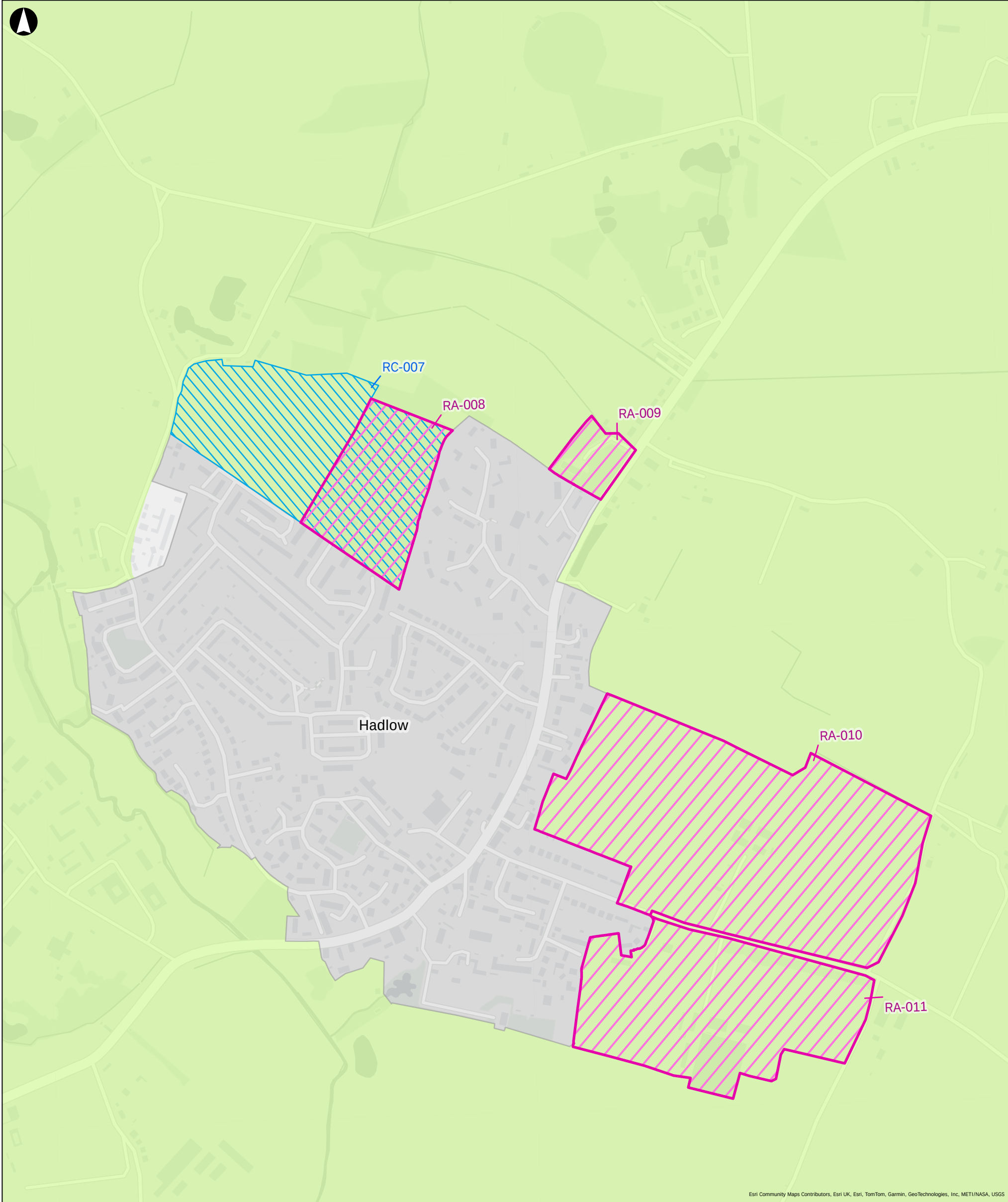
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Drawing Name

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Rev

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27/08/2025 15:31

Recommended Areas

Recommended in Combination

Local Authority Boundaries

Tonbridge & Malling Green Belt

Neighbouring Green Belt

Settlements

Coordinate System: British National Grid

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

0

90

180

360

Metres

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Project Name

Tonbridge & Malling Green Belt Assessment

Drawing Title

Areas recommended for further consideration: Hadlow

Scale at A3

1:6,000

Role

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Suitability

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Project Number

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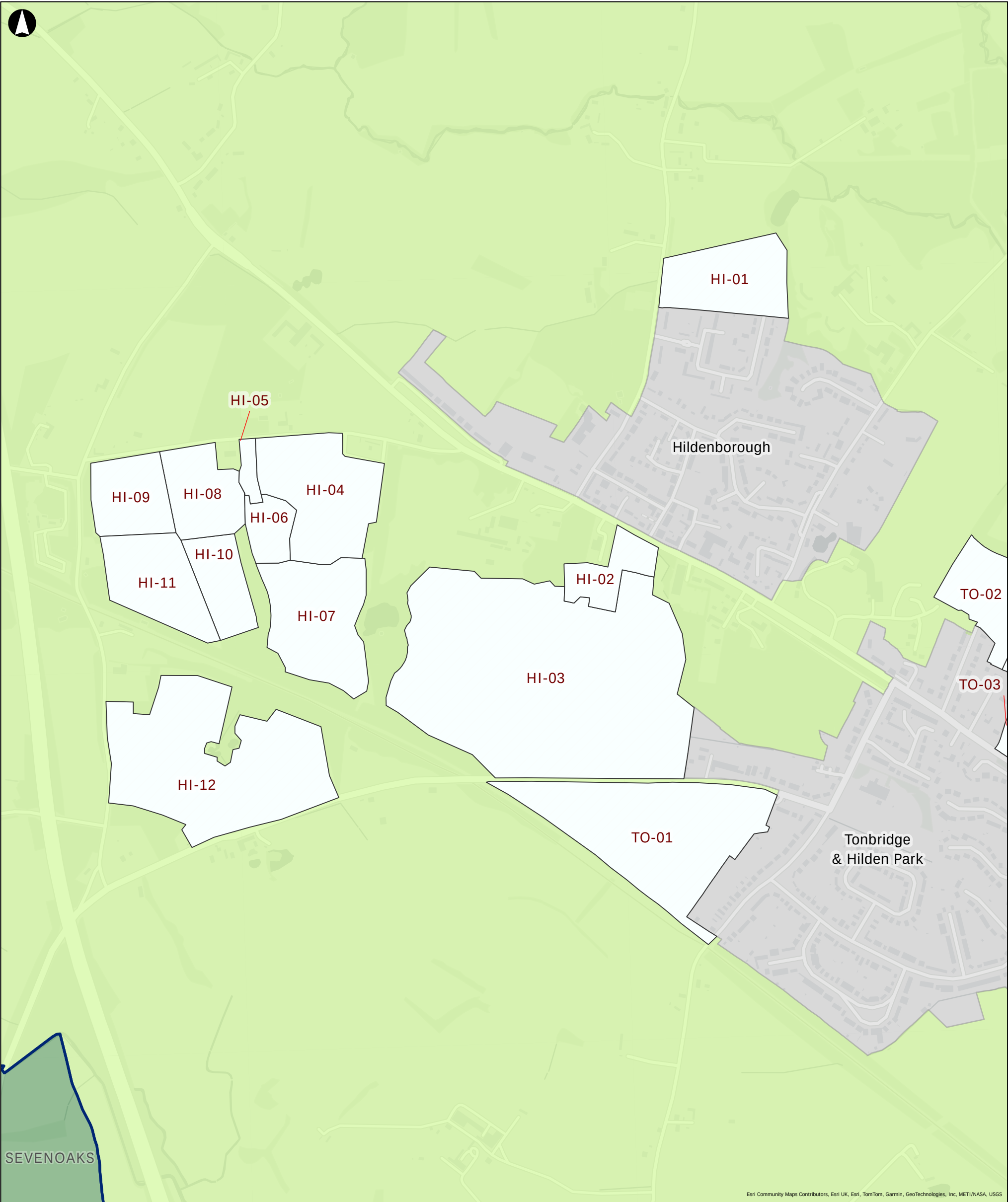
Rev

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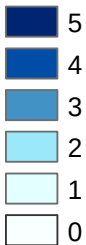
Drawing Name

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A.8 Hildenborough



Sub-area performance against purpose (a)



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

Coordinate System: British National Grid

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

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Client

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Project Name

Tonbridge & Malling Green Belt Assessment

Drawing Title

Sub-area performance against purpose (a): Hildenborough

Scale at A3

1:7,500

Role

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Suitability

--

Project Number

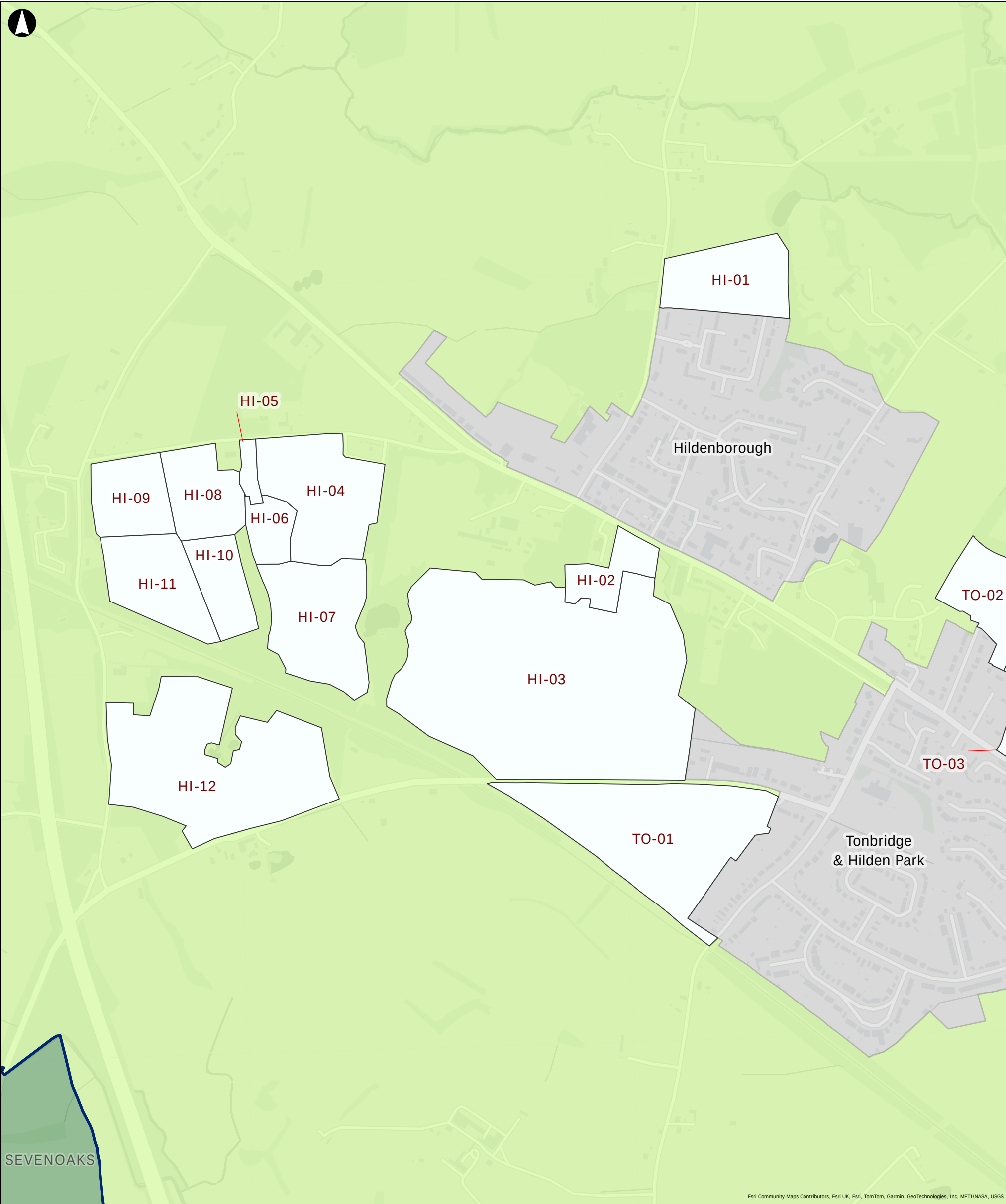
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Drawing Name

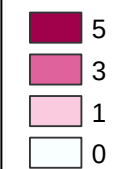
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Rev

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Sub-area performance against purpose (b)



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

Coordinate System: British National Grid

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

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Client

Tonbridge & Malling Borough Council

Project Name

Tonbridge & Malling Green Belt Assessment

Drawing Title

Sub-area performance against purpose (b): Hildenborough

Scale at A3

1:7,500

Role

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Suitability

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Project Number

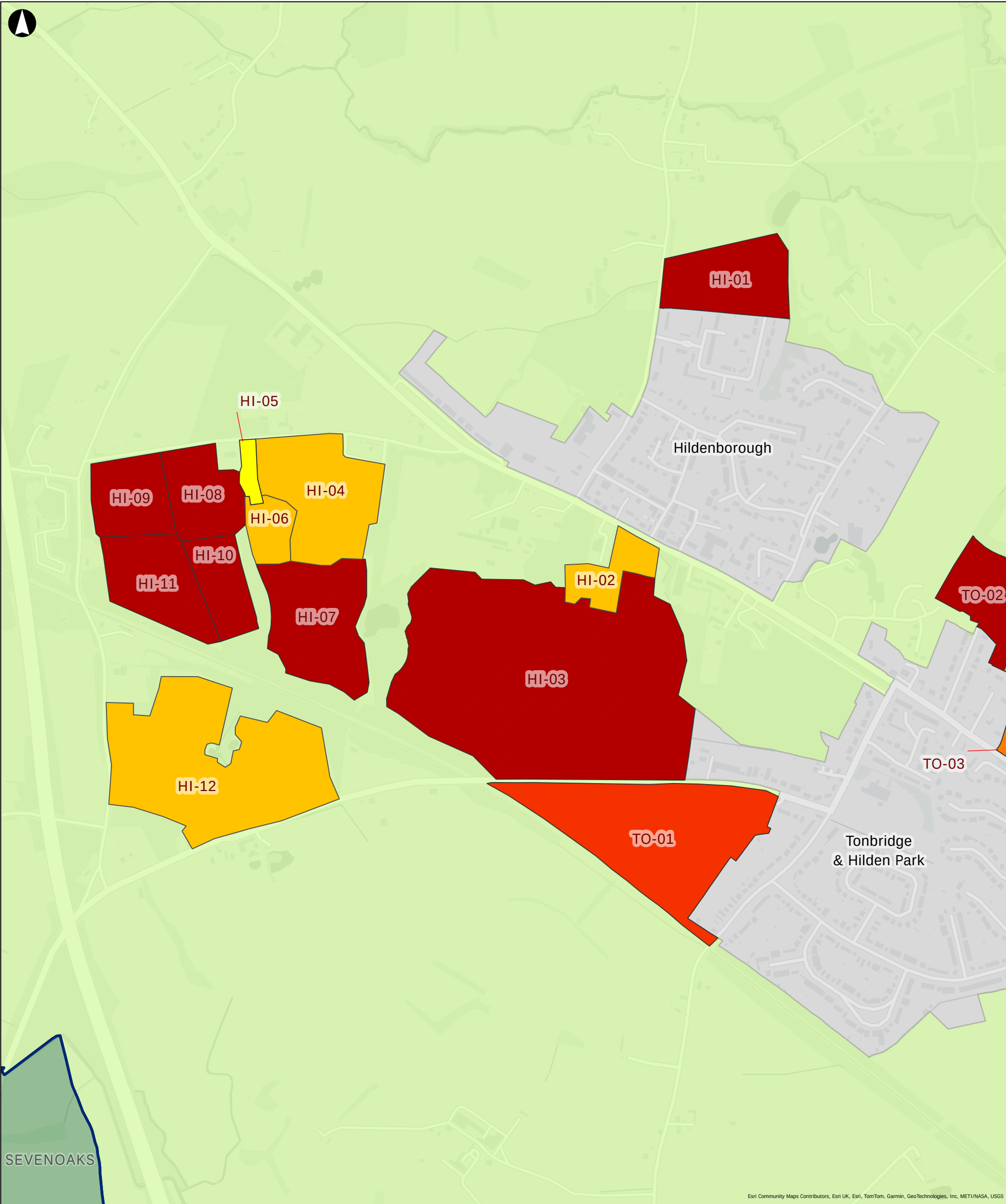
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Drawing Name

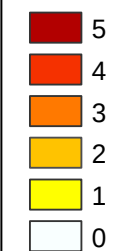
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Rev

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Sub-area performance against purpose (c)



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

Coordinate System: British National Grid

--	Aug 2025	WJ	JH	KK	--
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Project Name

Tonbridge & Malling Green Belt Assessment

Drawing Title

Sub-area performance against purpose (c): Hildenborough

Scale at A3

1:7,500

Role

--

Suitability

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Project Number

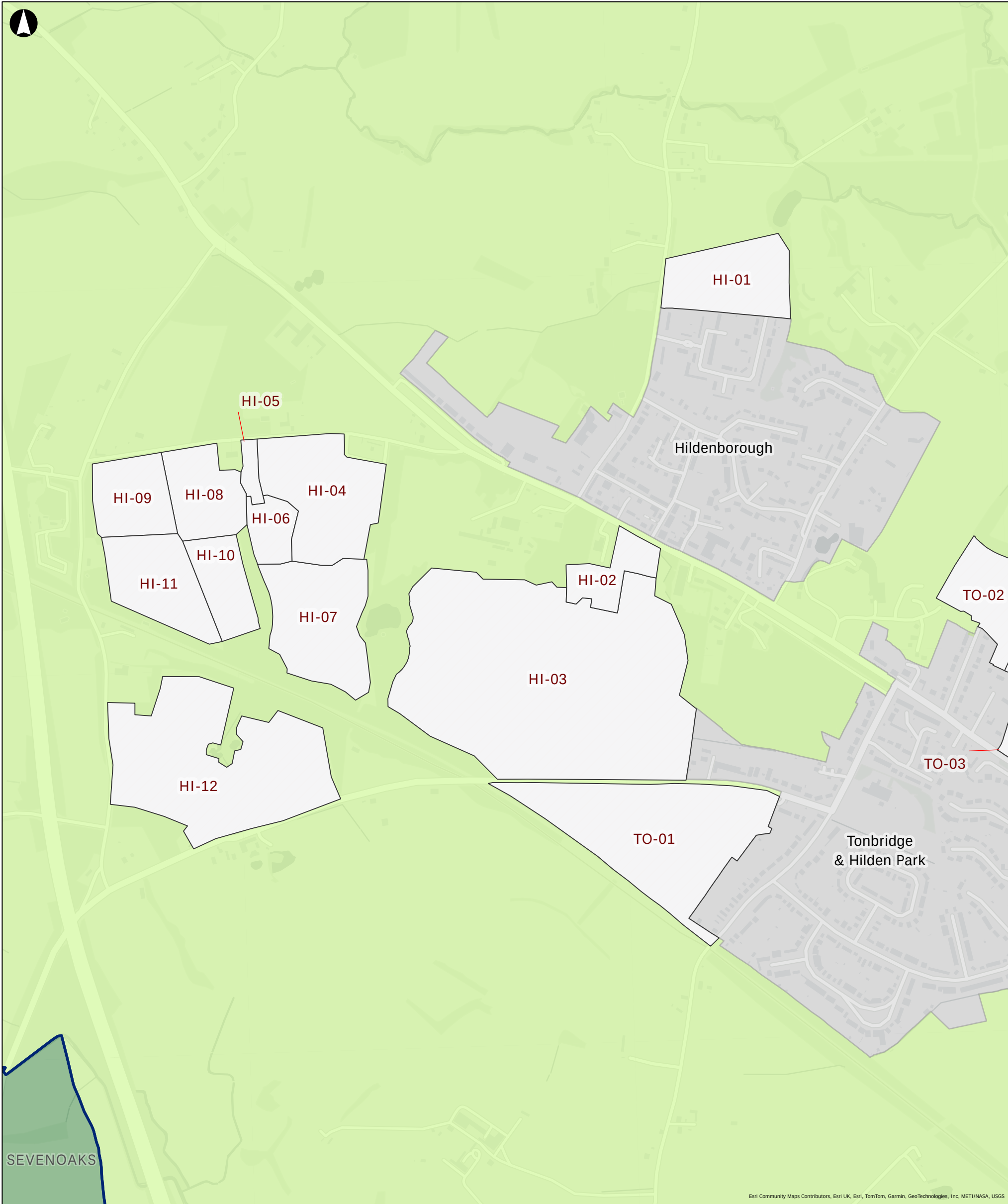
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Drawing Name

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Rev

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Sub-area performance against purpose (d)

5
3
1
0

Local Authority Boundaries

Tonbridge & Malling Green Belt

Neighbouring Green Belt

Settlements

Coordinate System: British National Grid

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Project Name

Tonbridge & Malling Green Belt Assessment

Drawing Title

Sub-area performance against purpose (d): Hildenborough

Scale at A3

1:7,500

Role

--

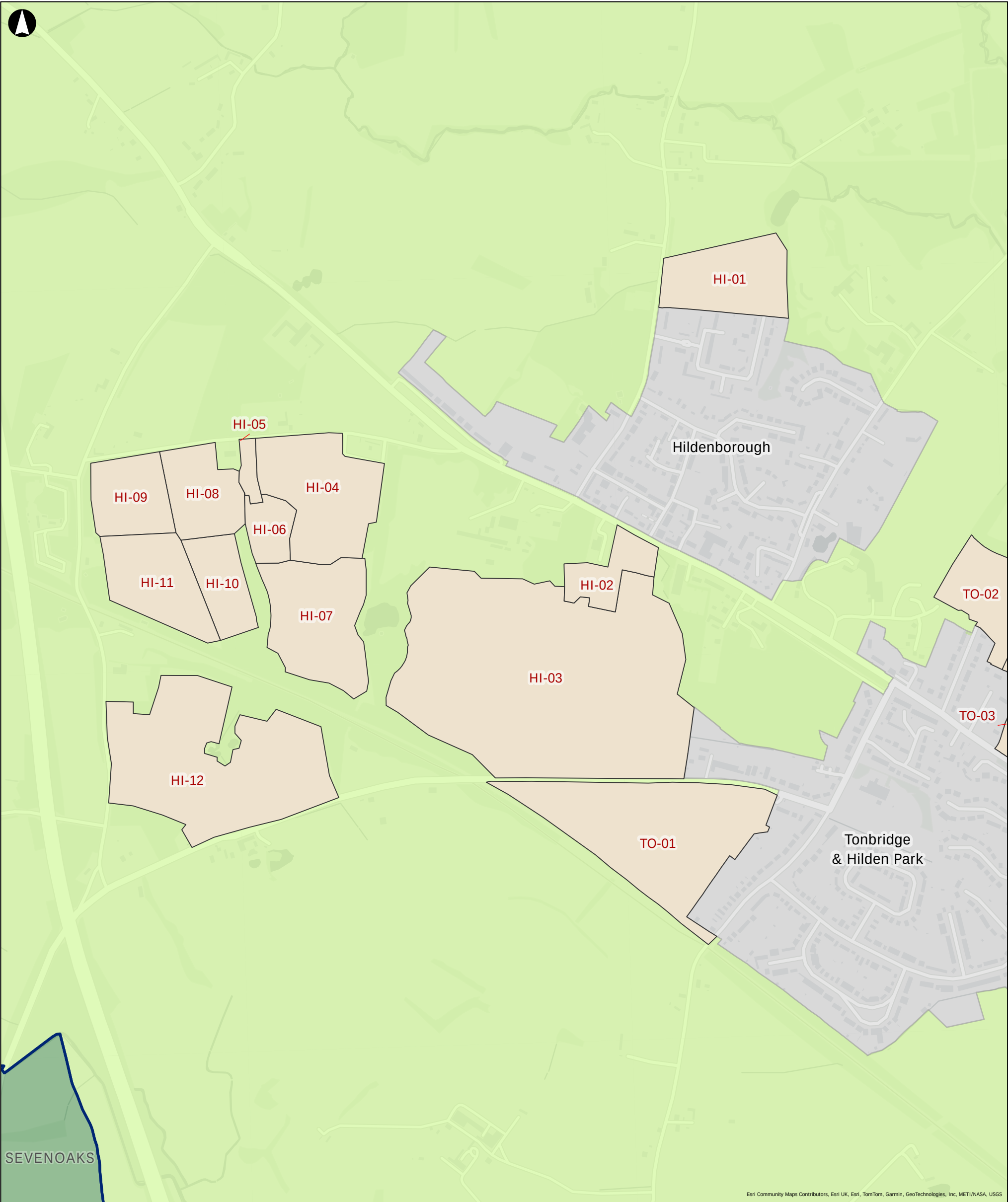
Suitability

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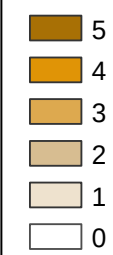
Project Number	Rev
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Drawing Name

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Sub-area performance against purpose (e)



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

Coordinate System: British National Grid

--	Aug 2025	WJ	JH	KK	--
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Project Name
Tonbridge & Malling Green Belt Assessment

Drawing Title Sub-area performance against purpose (e): Hildenborough

Scale at A3

1:7,500

Role

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Suitability

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Project Number

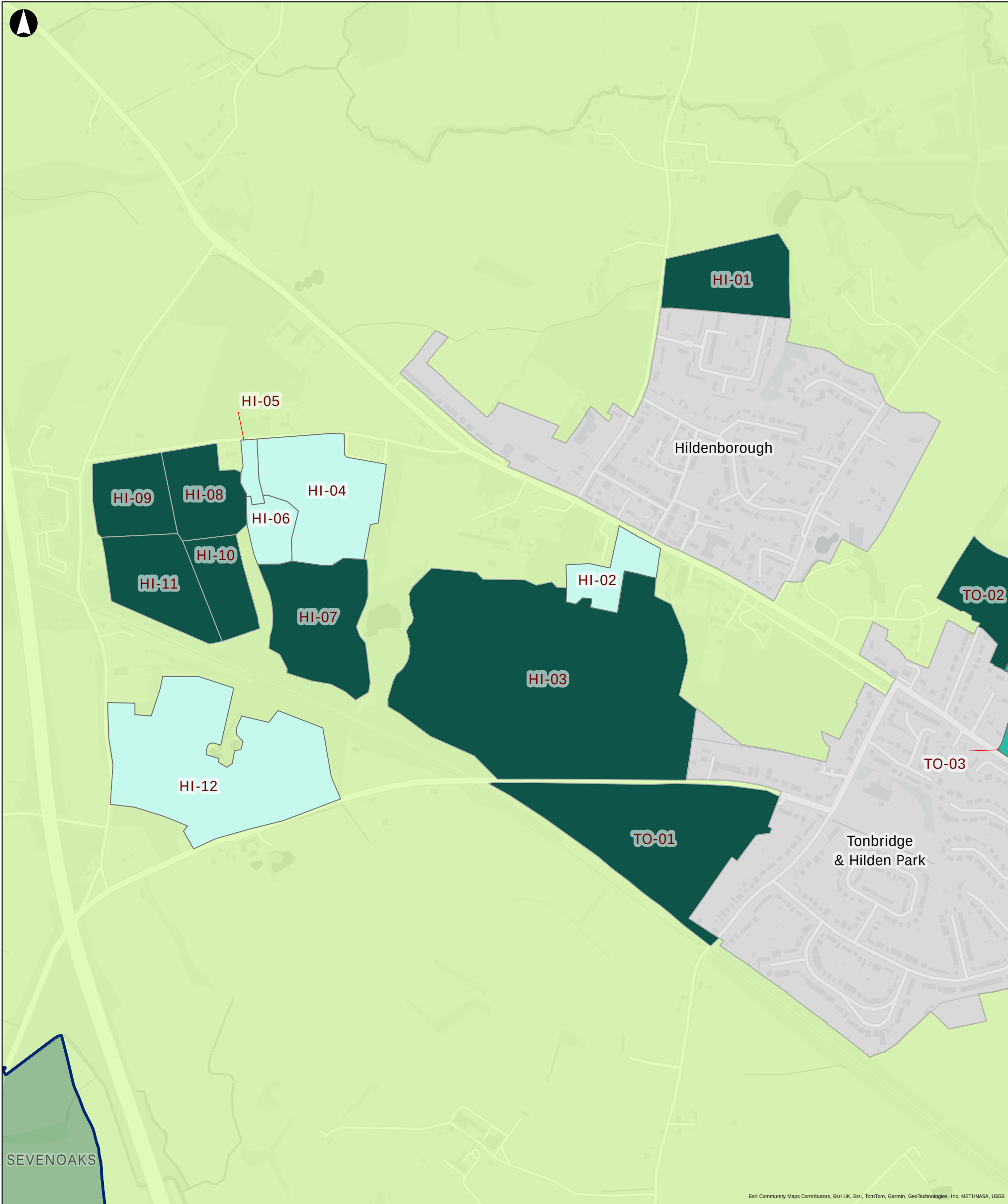
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Drawing Name

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Rev

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Overall NPPF Performance

- Strong
- Moderate
- Weak

Local Authority Boundaries

- Tonbridge & Malling Green Belt
- Neighbouring Green Belt
- Settlements

Coordinate System: British National Grid

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Project Name
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Drawing Title
Overall sub-area performance against NPPF purposes: Hildenborough

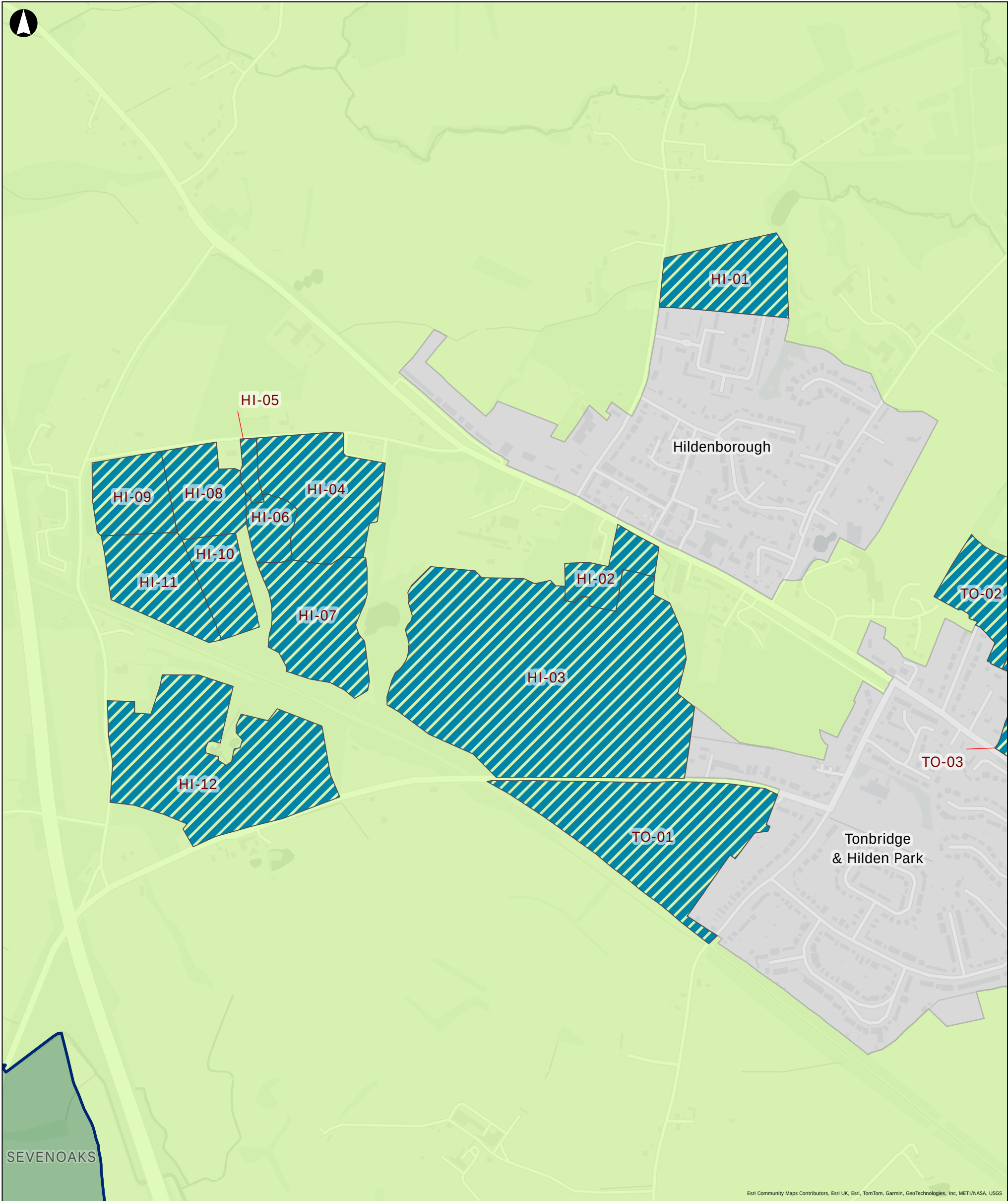
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Role
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Suitability
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Project Number --	Rev --
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Drawing Name
--



Provisional Grey Belt Identification

No

Yes

Local Authority Boundaries

Tonbridge & Malling Green Belt

Neighbouring Green Belt

Settlements

Coordinate System: British National Grid

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

Metres

0115230460

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Project Name
Tonbridge & Malling Green Belt Assessment

Drawing Title
**Provisional Grey Belt Identification:
Hildenborough**

Scale at A3
1:7,500

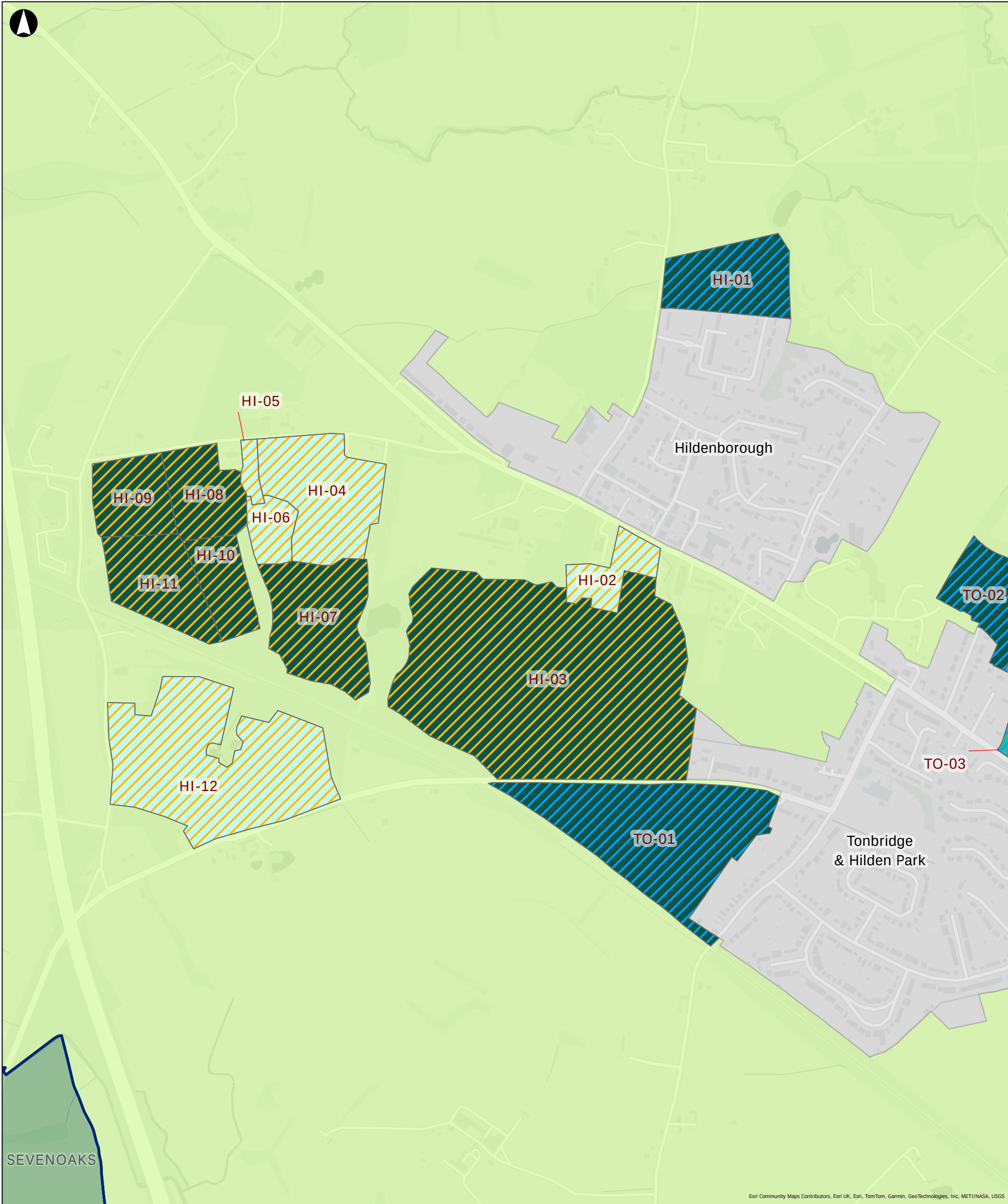
Role
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Suitability
--

Project Number
--

Rev
--

Drawing Name
--



Sub-area Categorisation

- Important
- Less Important
- Partly Less Important

Overall NPPF Performance

- Strong
- Moderate
- Weak

Local Authority Boundaries

- Tonbridge & Malling Green Belt
- Neighbouring Green Belt
- Settlements

Coordinate System: British National Grid

--	Aug 2025	WJ	JH	KK	--
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Client
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Project Name
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Drawing Title
Sub-area Strategic Categorisation: Hildenborough

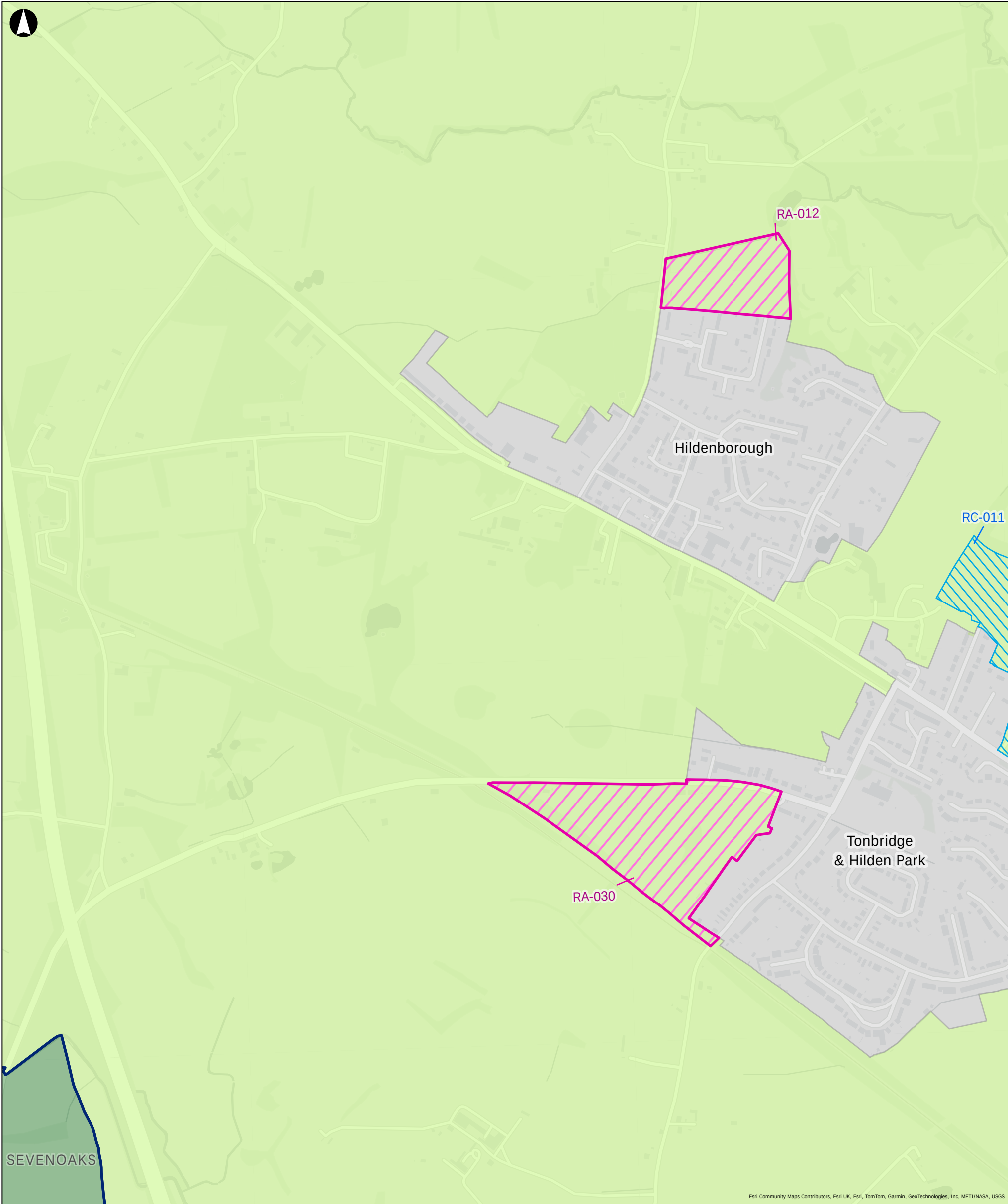
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1:7,500

Role
--

Suitability
--

Project Number --	Rev --
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Drawing Name
--



27/08/2025 15:31

Recommended Areas

Recommended in Combination

Local Authority Boundaries

Tonbridge & Malling Green Belt

Neighbouring Green Belt

Settlements

Coordinate System: British National Grid

--	Aug 2025	WJ	JH	KK	--
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Tonbridge & Malling Borough Council

Project Name

Tonbridge & Malling Green Belt Assessment

Drawing Title

Areas recommended for further consideration: Hildenborough

Scale at A3

1:7,500

Role

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Suitability

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Project Number

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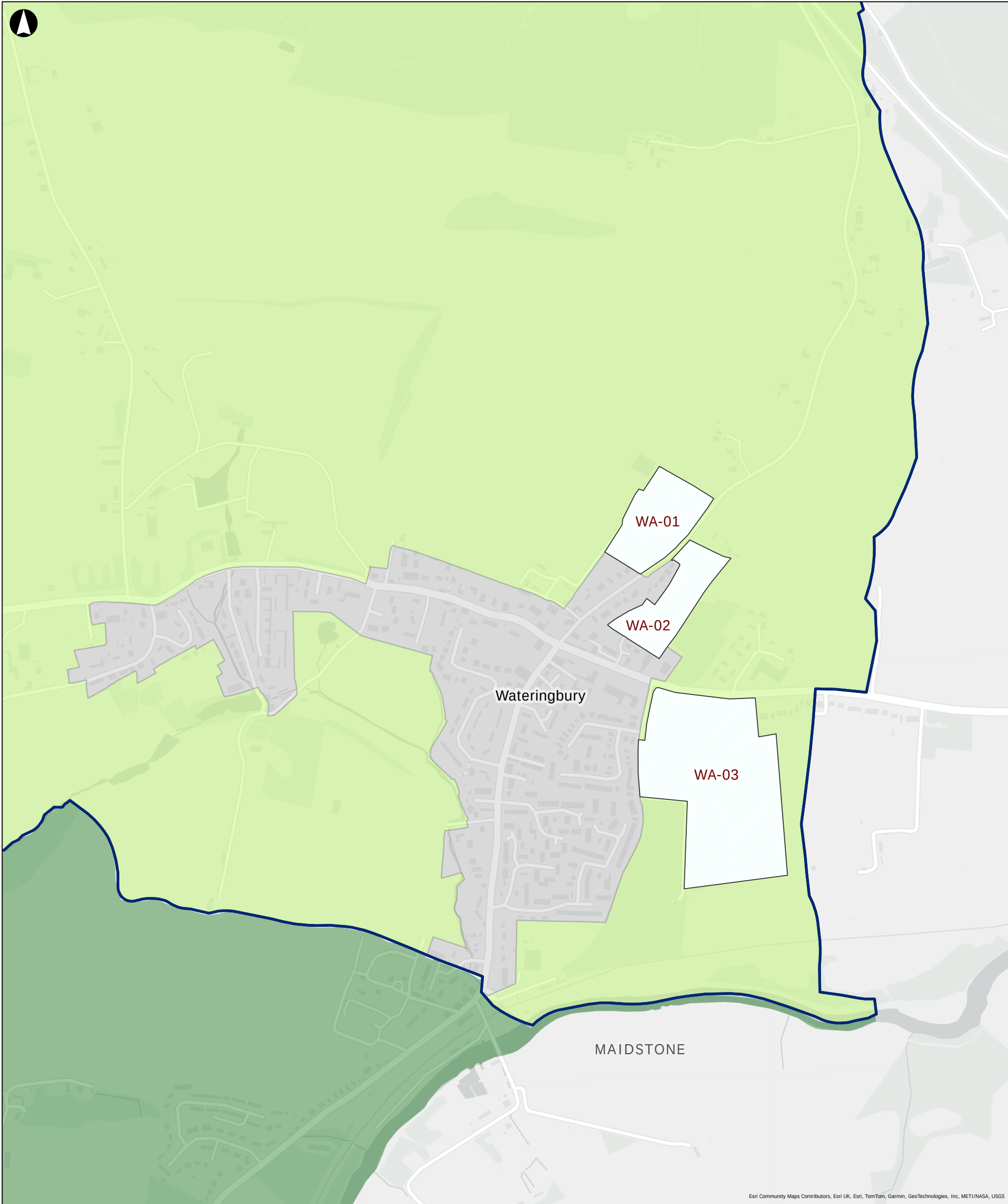
Rev

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Drawing Name

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A.9 Wateringbury



20/09/2025 09:40

Sub-area performance against purpose (a)



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

Coordinate System: British National Grid

--	Aug 2025	WJ	JH	KK	--
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Project Name

Tonbridge & Malling Green Belt Assessment

Drawing Title

Sub-area performance against purpose (a): Wateringbury

Scale at A3

1:7,000

Role

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Suitability

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Project Number

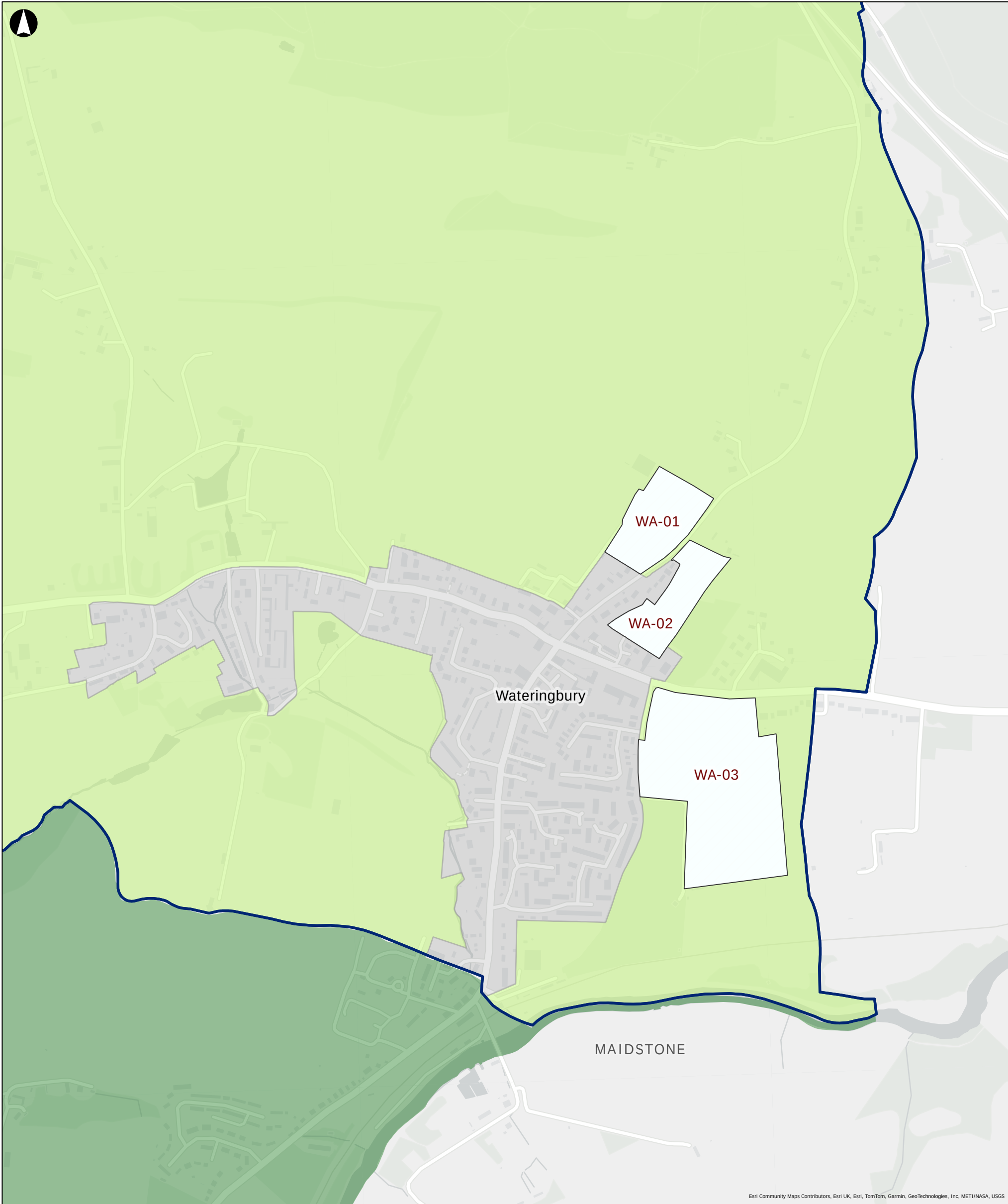
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Drawing Name

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Rev

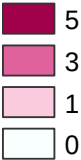
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Sub-area performance against purpose (b)



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

Coordinate System: British National Grid

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Project Name
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Drawing Title
Sub-area performance against purpose (b): Wateringbury

Scale at A3
1:7,000

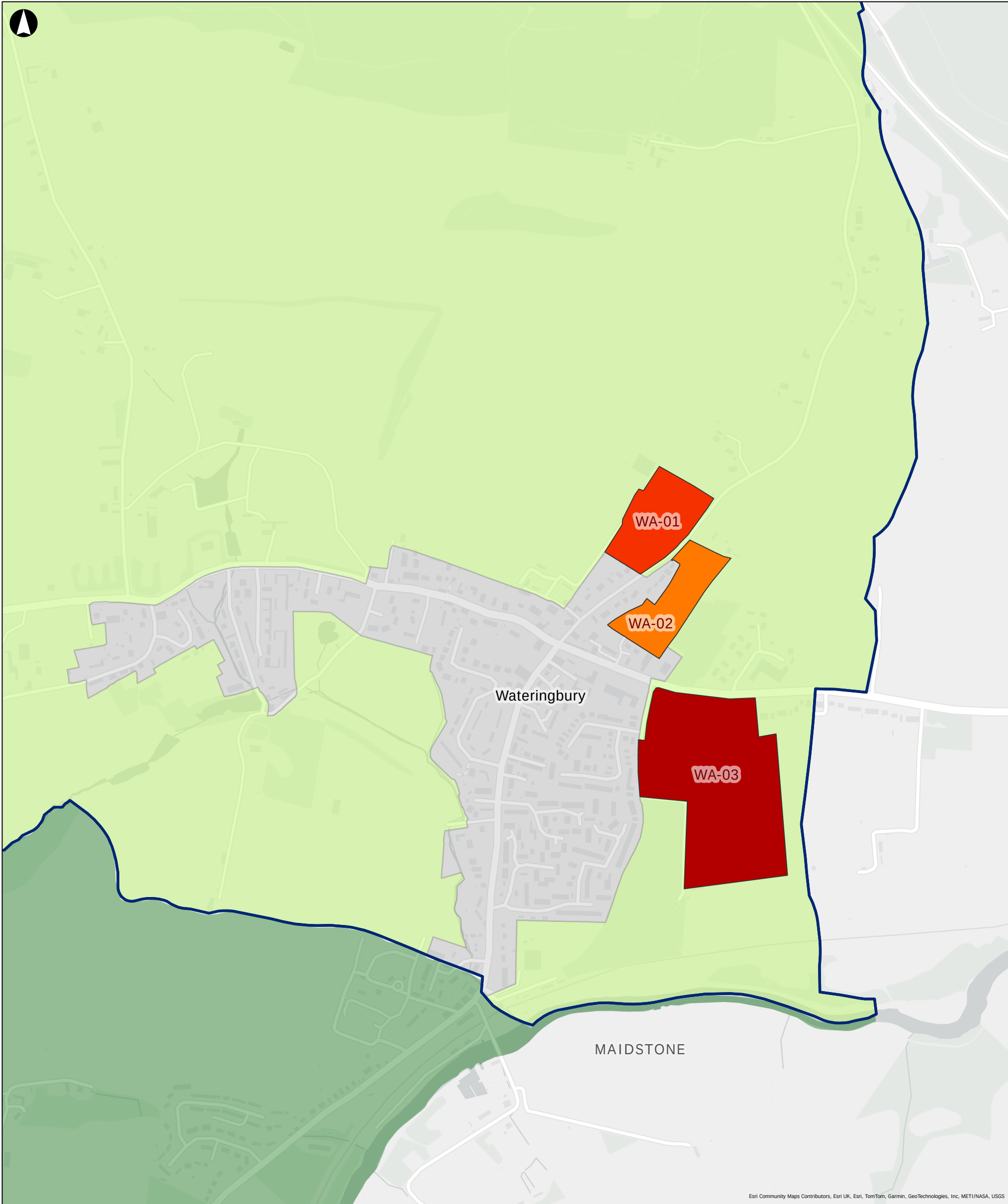
Role

Suitability

Project Number

Drawing Name

Rev



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Sub-area performance against purpose (c)



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

Coordinate System: British National Grid					
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Drawing Title
Sub-area performance against purpose (c): Wateringbury

Scale at A3
1:7,000

Role

Suitability

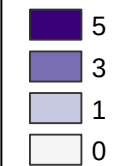
Project Number

Drawing Name

Rev



Sub-area performance against purpose (d)



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

Coordinate System: British National Grid

--	Aug 2025	WJ	JH	KK	--
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Project Name

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Drawing Title

Sub-area performance against purpose (d): Wateringbury

Scale at A3

1:7,000

Role

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Suitability

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Project Number

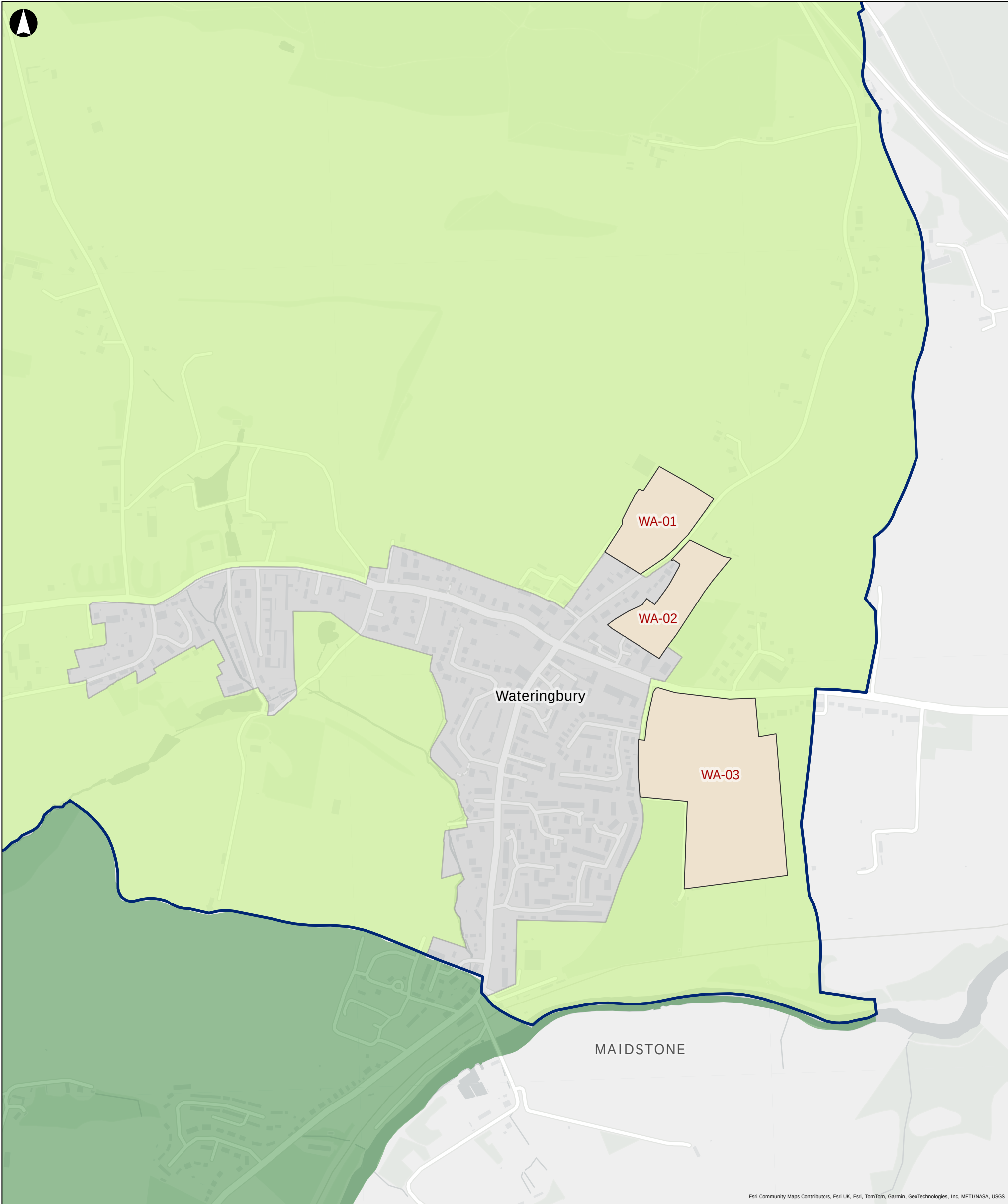
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26/09/2025 10:25

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Sub-area performance against purpose (e)

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

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

Coordinate System: British National Grid

--	Aug 2025	WJ	JH	KK	--
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Client
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Project Name
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Drawing Title
Sub-area performance against purpose (e): Wateringbury

Scale at A3
1:7,000

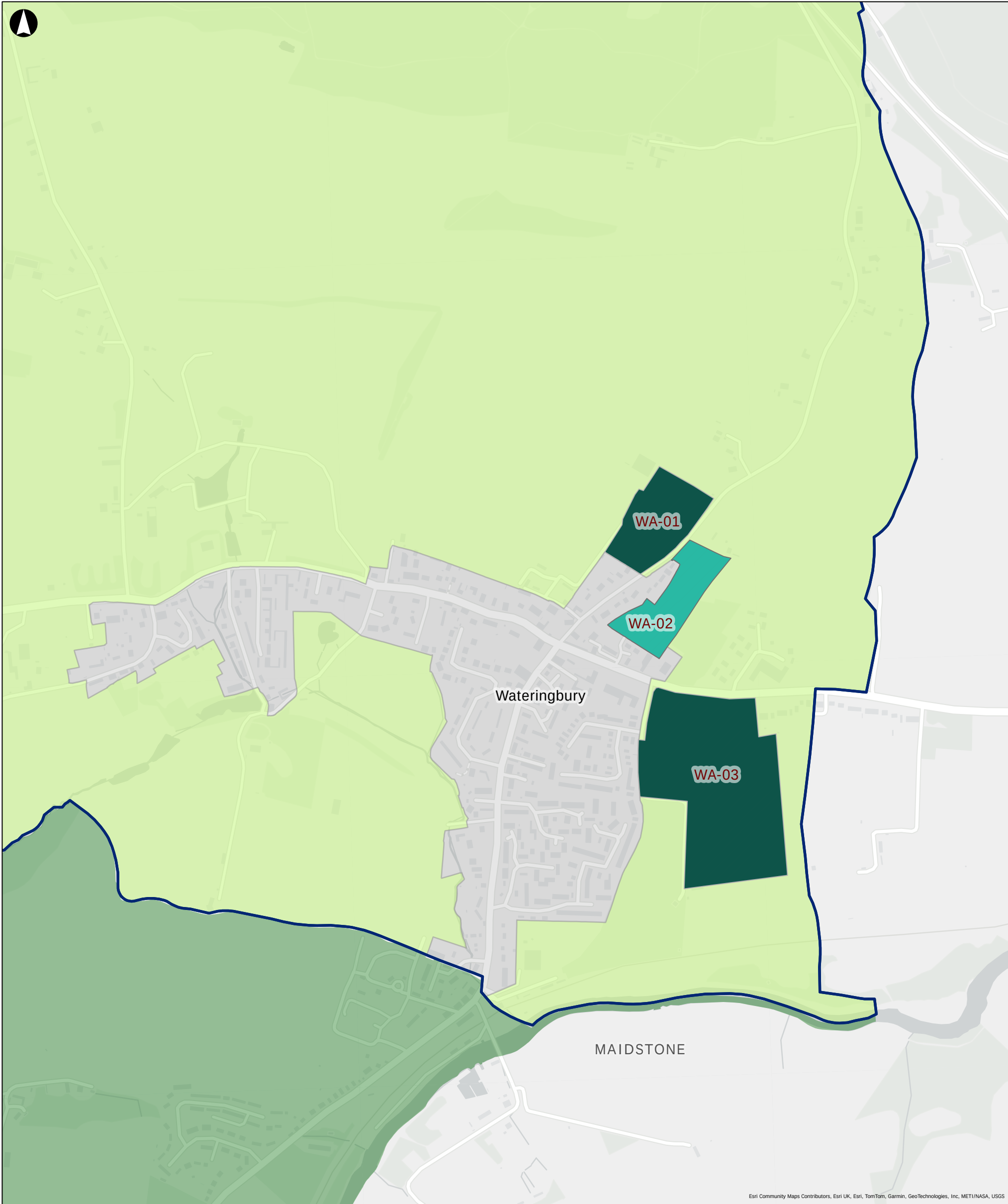
Role

Suitability

Project Number

Drawing Name

Rev



20/09/2025 09:44

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Overall NPPF Performance

- Strong
- Moderate
- Weak

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

Coordinate System: British National Grid

--	Aug 2025	WJ	JH	KK	--
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Client
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Project Name
Tonbridge & Malling Green Belt Assessment

Drawing Title
Overall sub-area performance against NPPF purposes: Wateringbury

Scale at A3

1:7,000

Role

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Suitability

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Project Number

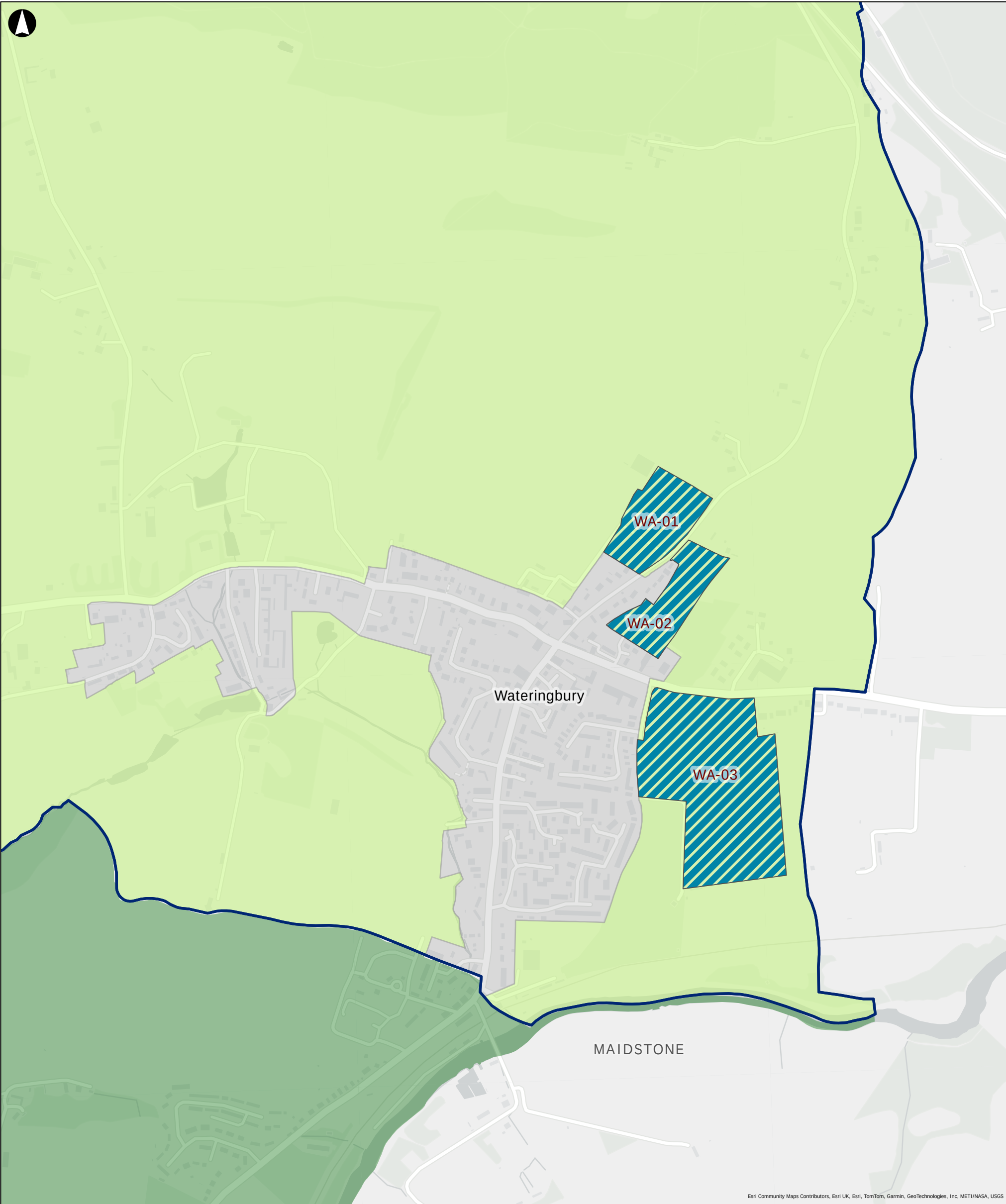
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Drawing Name

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Rev

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Provisional Grey Belt Identification

- No
- Yes

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

Coordinate System: British National Grid

--	Aug 2025	WJ	JH	KK	--
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Project Name
Tonbridge & Malling Green Belt Assessment

Drawing Title

Provisional Grey Belt Identification: Wateringbury

Scale at A3

1:7,000

Role

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Suitability

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Project Number

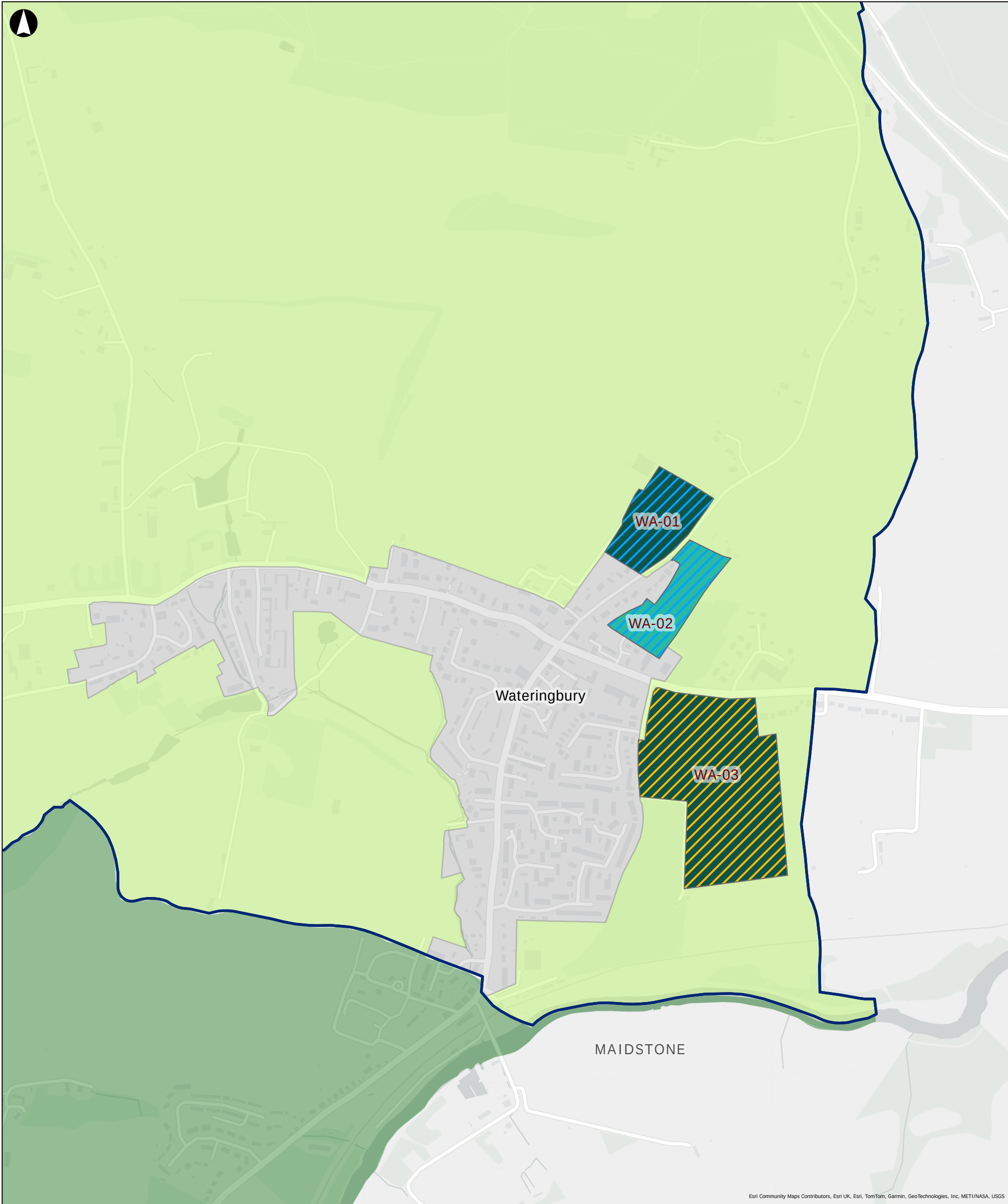
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Drawing Name

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Rev

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20/08/2025 09:51

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Sub-area Categorisation

- Important
- Less Important
- Partly Less Important

Overall NPPF Performance

- Strong
- Moderate
- Weak

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

Coordinate System: British National Grid					
--	Aug 2025	WJ	JH	KK	--
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Project Name
Tonbridge & Malling Green Belt Assessment

Drawing Title
Sub-area Strategic Categorisation: Wateringbury

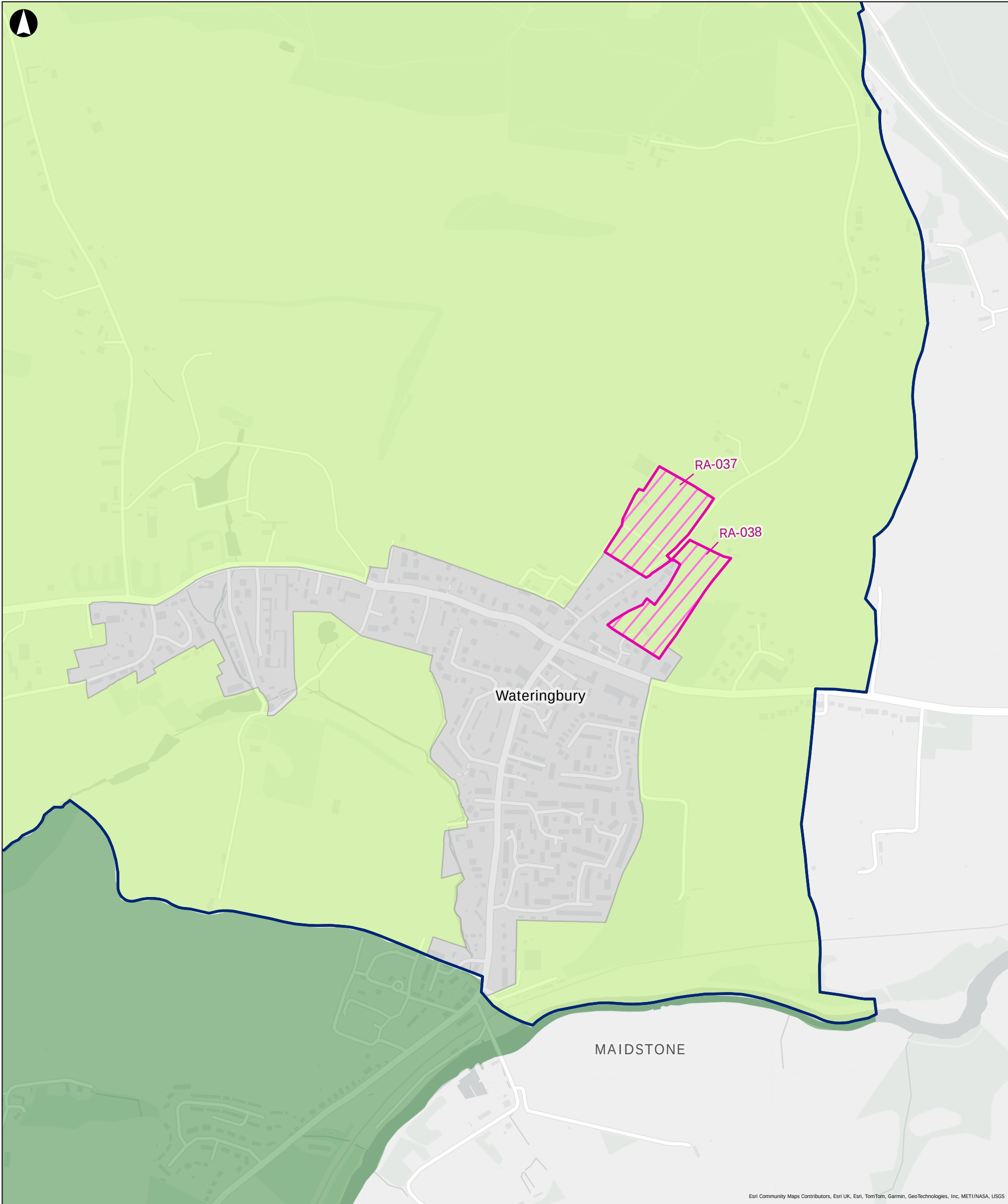
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Role
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Suitability
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Project Number	Rev
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Drawing Name
--



27/08/2025 15:31

-  Recommended Areas
-  Recommended in Combination

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

Coordinate System: British National Grid

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Tonbridge & Malling Green Belt Assessment

Drawing Title
Areas recommended for further consideration: Watringbury

Scale at A3

1:7,000

Role

--

Suitability

--

Project Number

--

Drawing Name

--

Rev

--

A.10 Birling, Leybourne Chase and Ryarsh



Sub-area performance against purpose (a)

5
4
3
2
1
0

Local Authority Boundaries

Tonbridge & Malling Green Belt

Neighbouring Green Belt

Settlements

Coordinate System: British National Grid

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Drawing Title
Sub-area performance against purpose (a): Birling, Ryarsh & Leybourne Chase

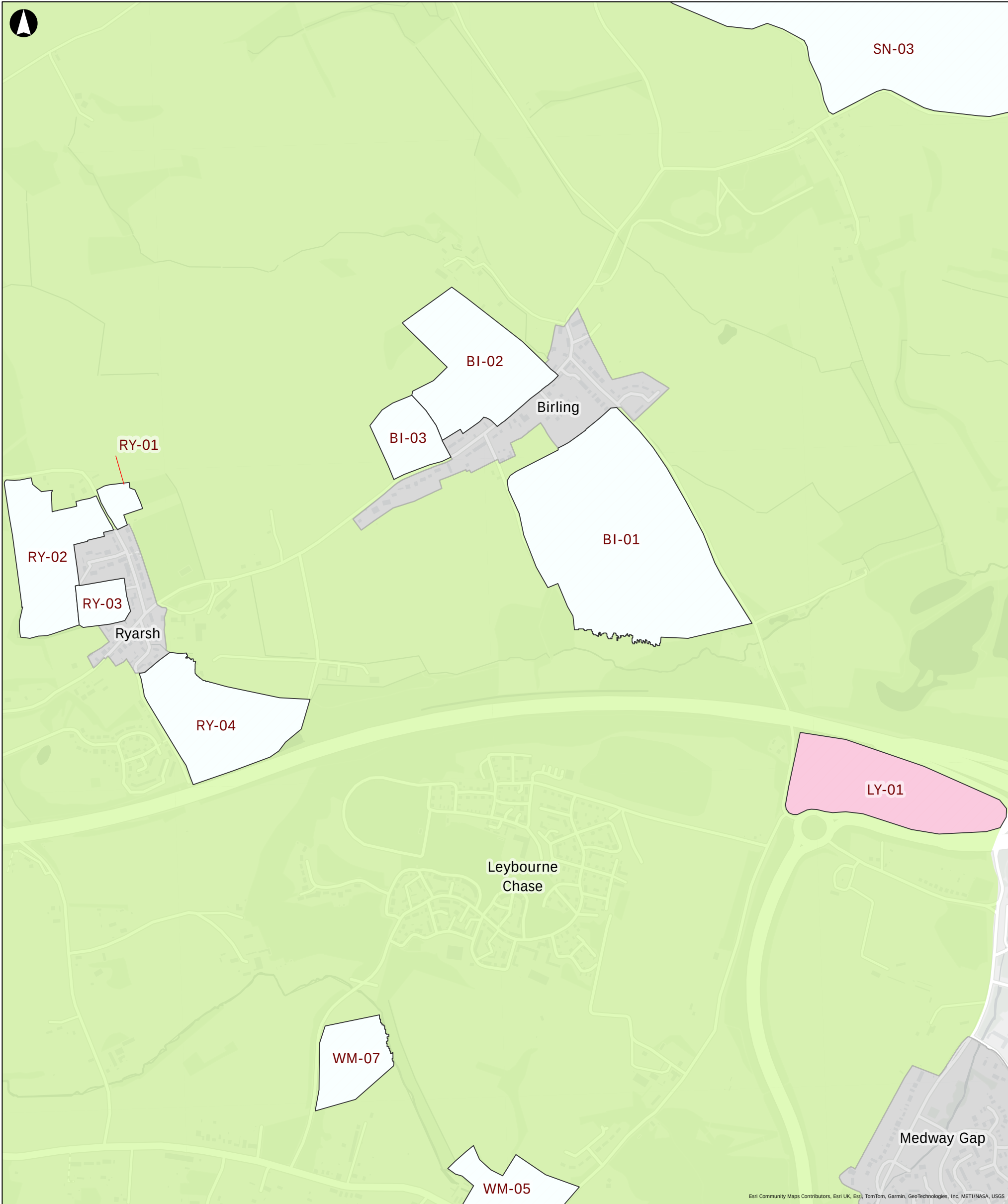
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Role
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Suitability
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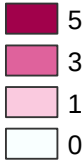
Project Number --	Rev --
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Drawing Name
--



20/09/2025 09:38

Sub-area performance against purpose (b)



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

Coordinate System: British National Grid					
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Project Name
Tonbridge & Malling Green Belt Assessment

Drawing Title
Sub-area performance against purpose (b): Birling, Ryarsh & Leybourne Chase

Scale at A3
1:9,000

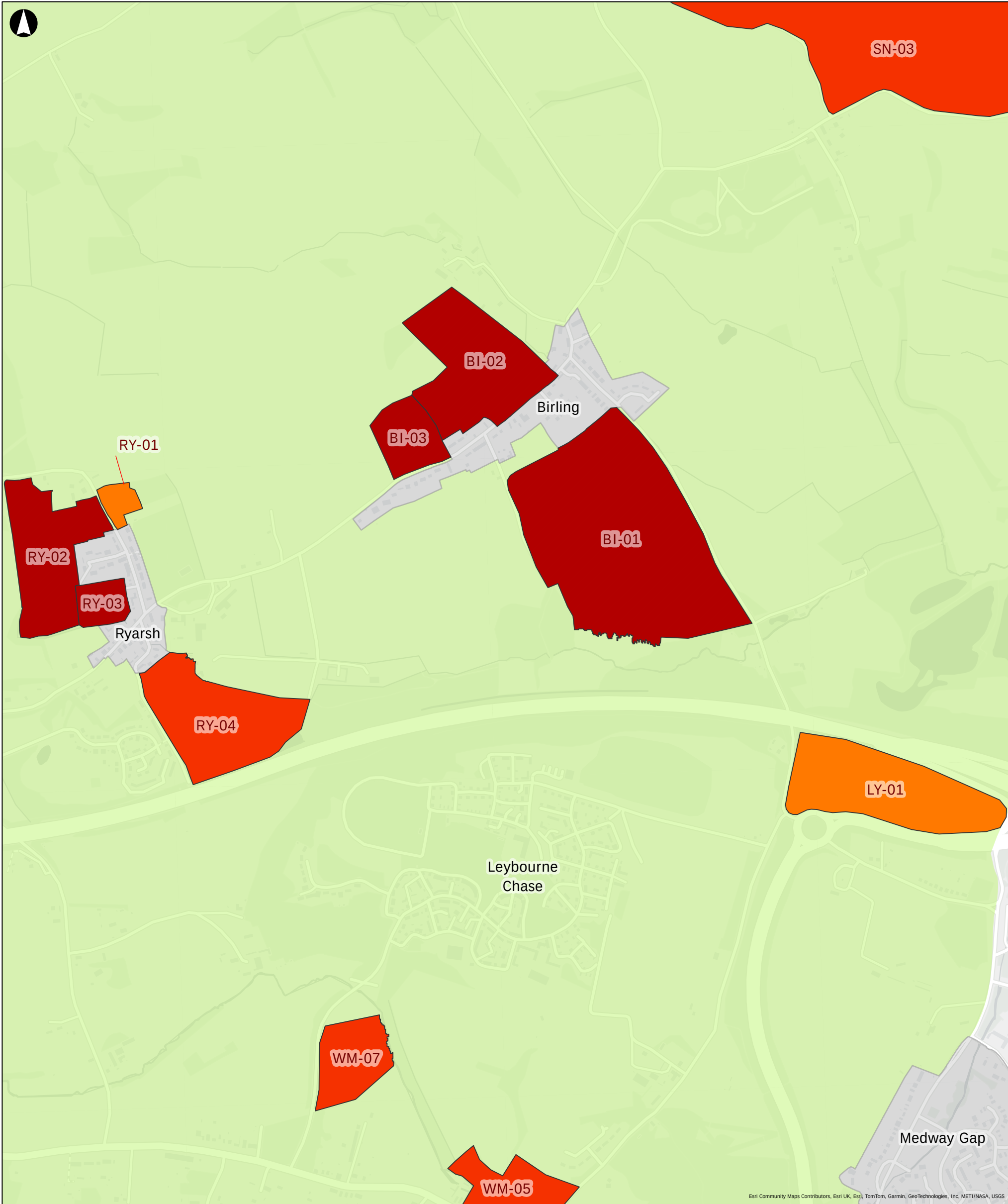
Role

Suitability

Project Number

Drawing Name

Rev



Sub-area performance against purpose (c)

5
4
3
2
1
0

Local Authority Boundaries

Tonbridge & Malling Green Belt

Neighbouring Green Belt

Settlements

Coordinate System: British National Grid					
--	Aug 2025	WJ	JH	KK	--
Rev	Date	By	Chkd	Appd	Authd

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Project Name
Tonbridge & Malling Green Belt Assessment

Drawing Title
Sub-area performance against purpose (c): Birling, Ryarsh & Leybourne Chase

Scale at A3
1:9,000

Role
--

Suitability
--

Project Number	Rev
--	--

Drawing Name
--



Sub-area performance against purpose (d)

5
3
1
0

Local Authority Boundaries

Tonbridge & Malling Green Belt

Neighbouring Green Belt

Settlements

Coordinate System: British National Grid

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Client
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Project Name
Tonbridge & Malling Green Belt Assessment

Drawing Title
Sub-area performance against purpose (d): Birling, Ryarsh & Leybourne Chase

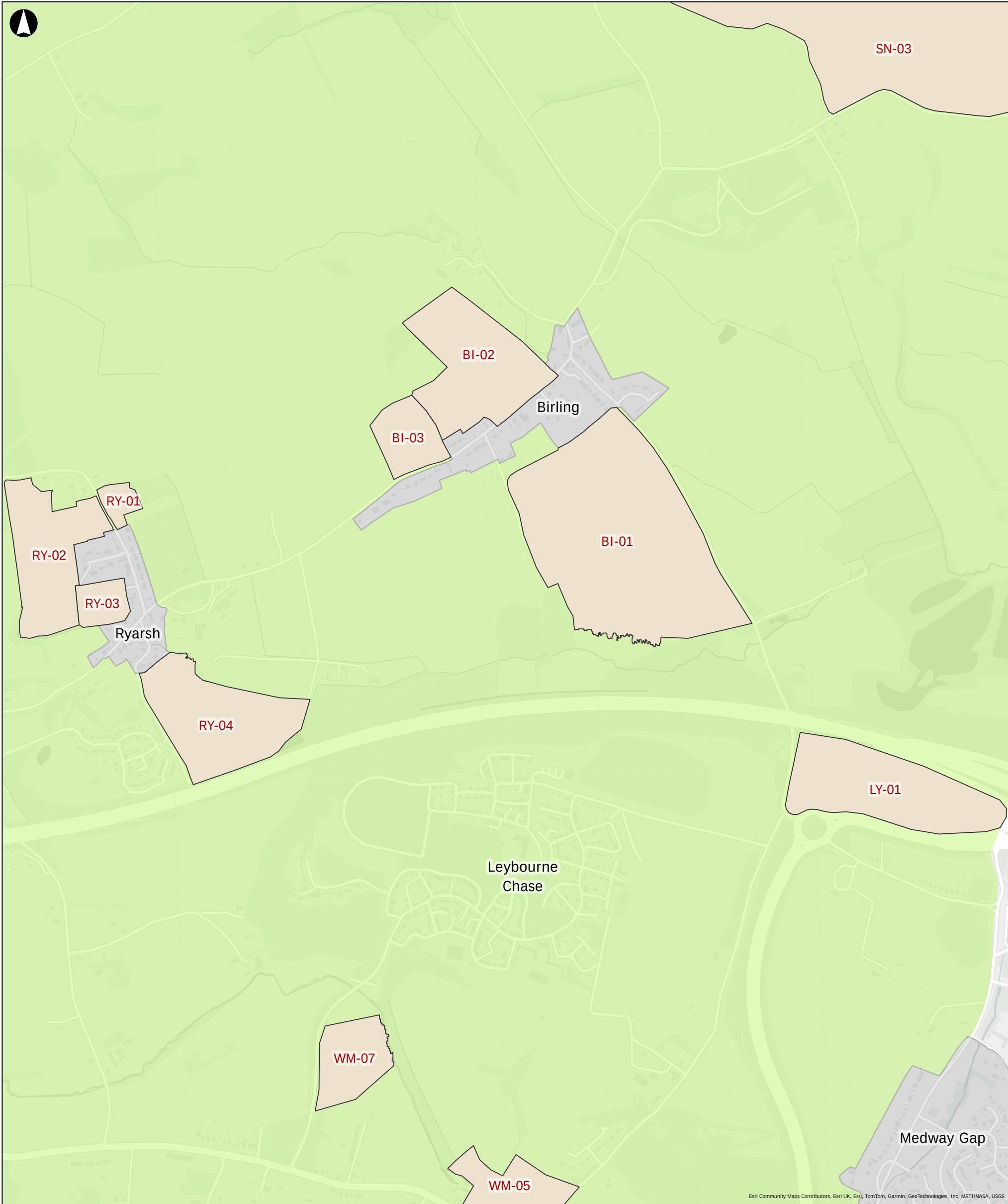
Scale at A3
1:9,000

Role
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Suitability
--

Project Number --	Rev --
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Drawing Name
--



26/09/2025 10:25

Sub-area performance against purpose (e)

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

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

Coordinate System: British National Grid

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

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Project Name
Tonbridge & Malling Green Belt Assessment

Drawing Title
Sub-area performance against purpose (e): Birling, Ryarsh & Leybourne Chase

Scale at A3

1:9,000

Role

--

Suitability

--

Project Number

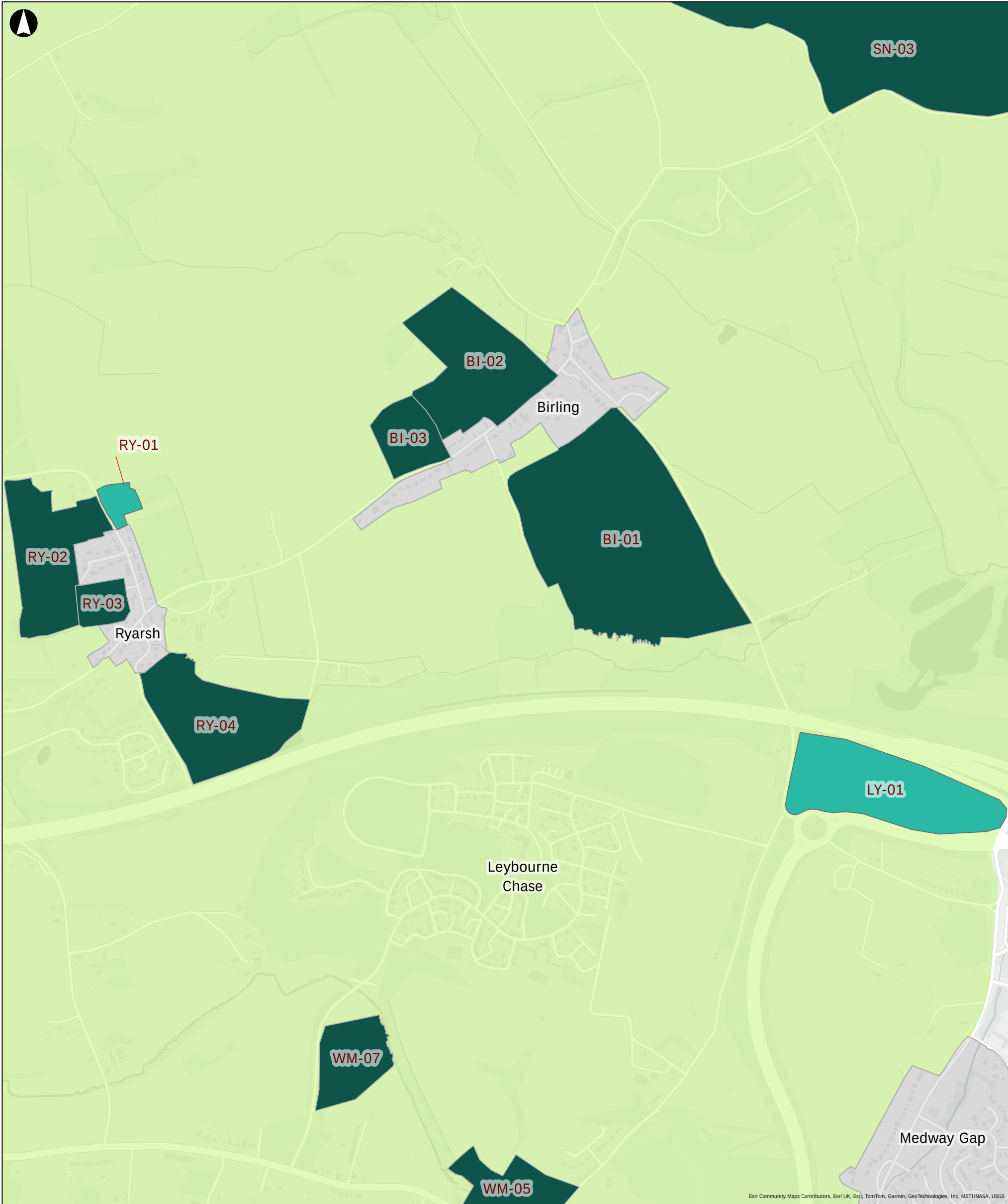
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Drawing Name

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Rev

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Overall NPPF Performance

Strong

Moderate

Weak

Local Authority Boundaries

Tonbridge & Malling Green Belt

Neighbouring Green Belt

Settlements

Coordinate System: British National Grid

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

Metres

0137.5275550

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Project Name

Tonbridge & Malling Green Belt Assessment

Drawing Title

Overall sub-area performance against NPPF purposes: Birling, Ryarsh & Leybourne Chase

Scale at A3

1:9,000

Role

--

Suitability

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Project Number

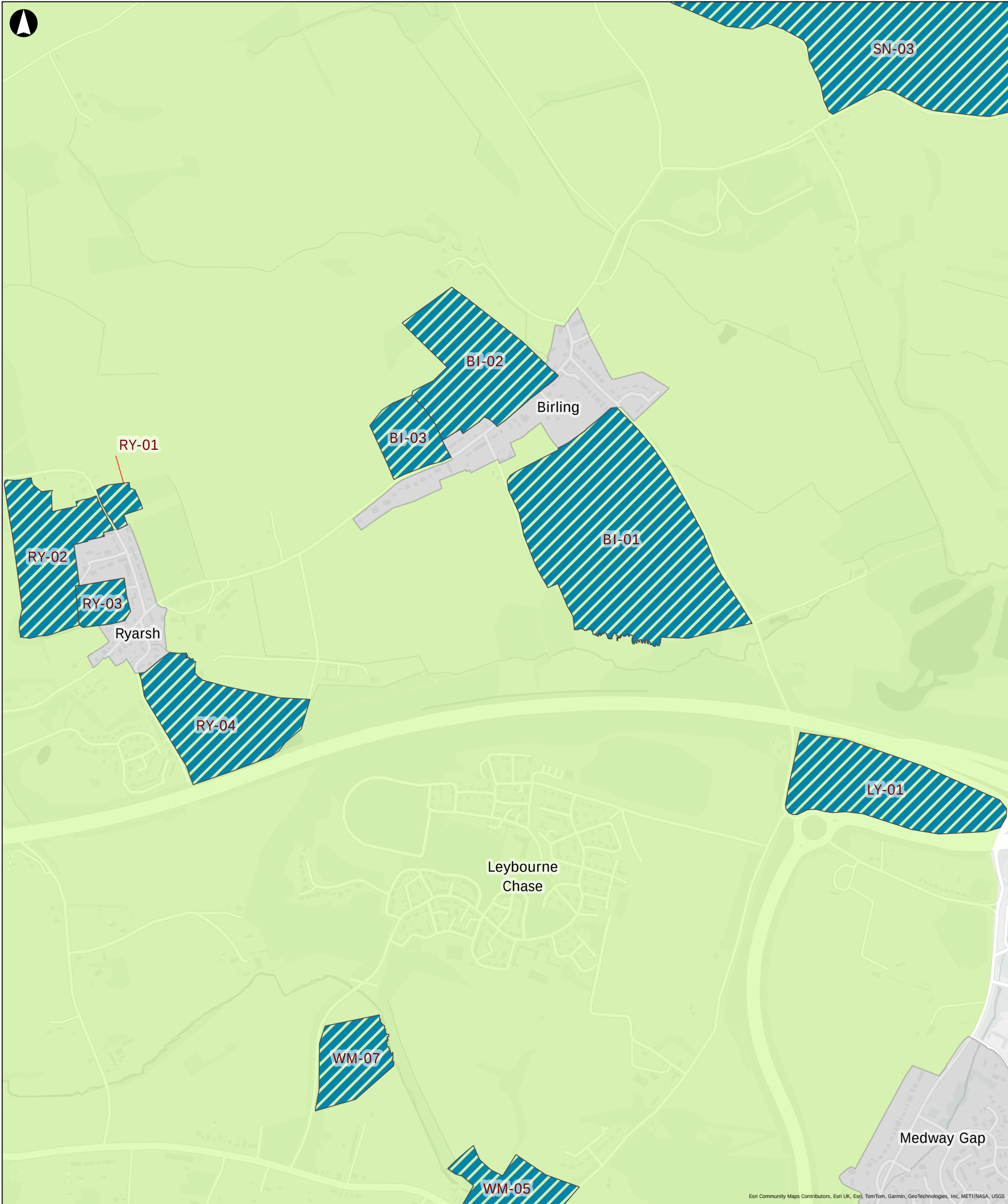
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Rev

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Drawing Name

--



20/09/2025 10:20

Provisional Grey Belt Identification

- No
- Yes

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

Coordinate System: British National Grid

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Rev	Date	By	Chkd	Appd	Authd

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Project Name

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Drawing Title

Provisional Grey Belt Identification:
Birling, Ryarsh & Leybourne Chase

Scale at A3

1:9,000

Role

--

Suitability

--

Project Number

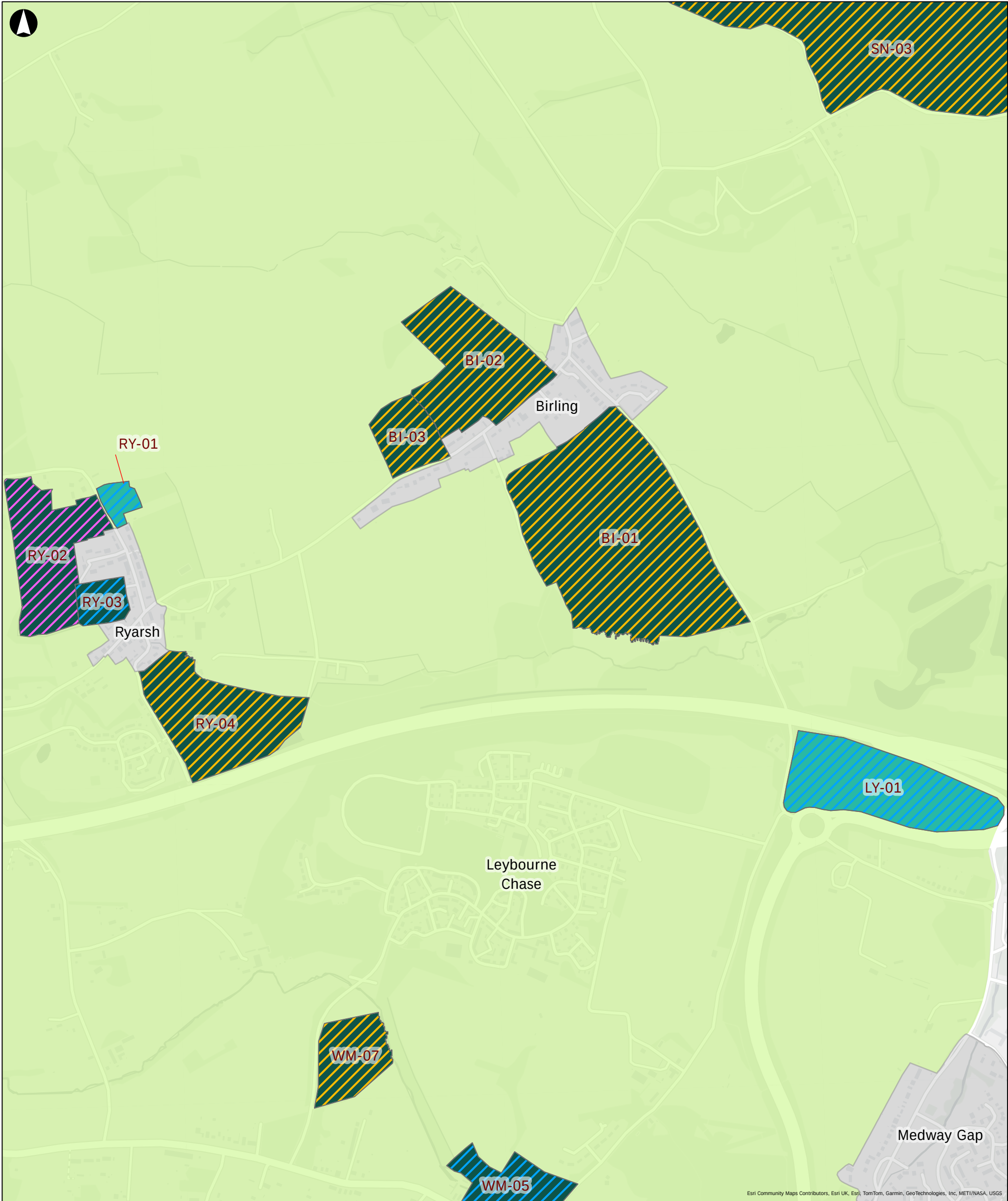
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Drawing Name

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Rev

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Sub-area Categorisation

Important

Less Important

Partly Less Important

Overall NPPF Performance

Strong

Moderate

Weak

Local Authority Boundaries

Tonbridge & Malling Green Belt

Neighbouring Green Belt

Settlements

Coordinate System: British National Grid

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

0

137.5

275

550

Metres

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Project Name

Tonbridge & Malling Green Belt Assessment

Drawing Title

Sub-area Strategic Categorisation:
Birling, Ryarsh & Leybourne Chase

Scale at A3

1:9,000

Role

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Suitability

--

Project Number

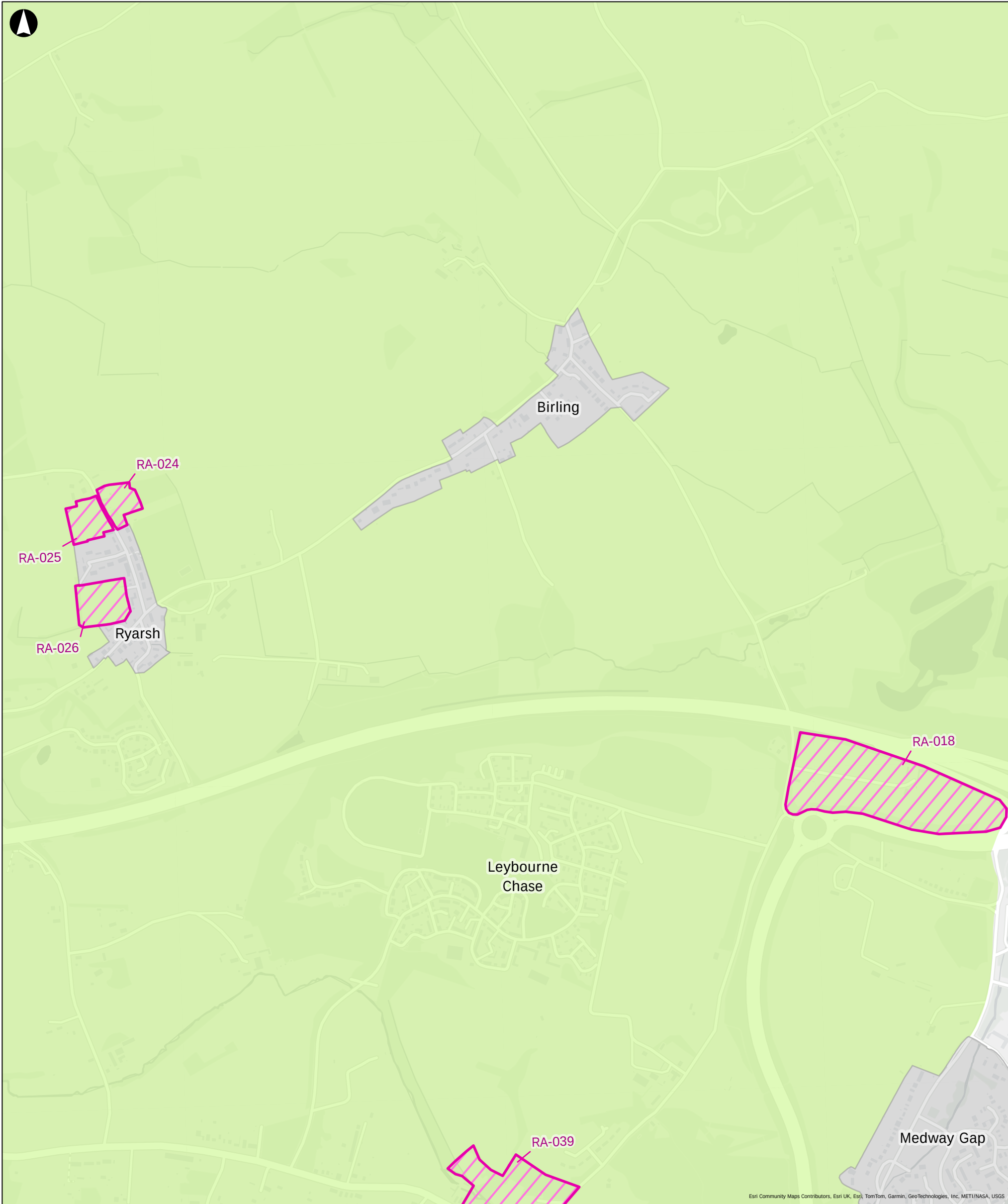
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Rev

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Drawing Name

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27/08/2025 15:31

- Recommended Areas
- Recommended in Combination

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

Coordinate System: British National Grid					
--	Aug 2025	WJ	JH	KK	--
Rev	Date	By	Chkd	Appd	Authd

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Client
Tonbridge & Malling Borough Council

Project Name
Tonbridge & Malling Green Belt Assessment

Drawing Title
Areas recommended for further consideration: Birling, Ryarsh & Leybourne Chase

Scale at A3
1:9,000

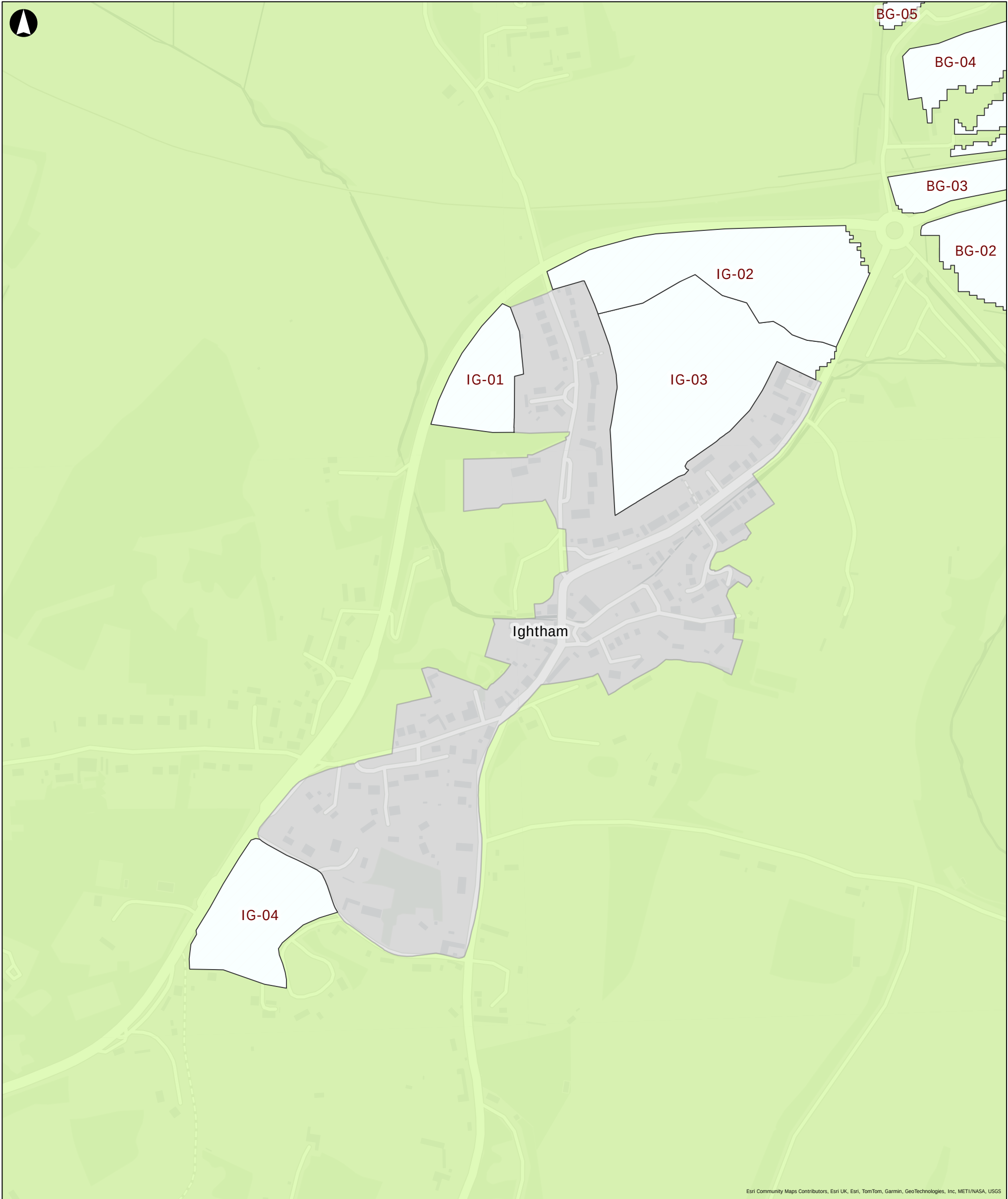
Role
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Suitability
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Project Number --	Rev --
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Drawing Name
--

A.11 Ightham



Sub-area performance against purpose (a)

5
4
3
2
1
0

Local Authority Boundaries

Tonbridge & Malling Green Belt

Neighbouring Green Belt

Settlements

Coordinate System: British National Grid

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Drawing Title

Sub-area performance against purpose (a): Ightham

Scale at A3

1:5,000

Role

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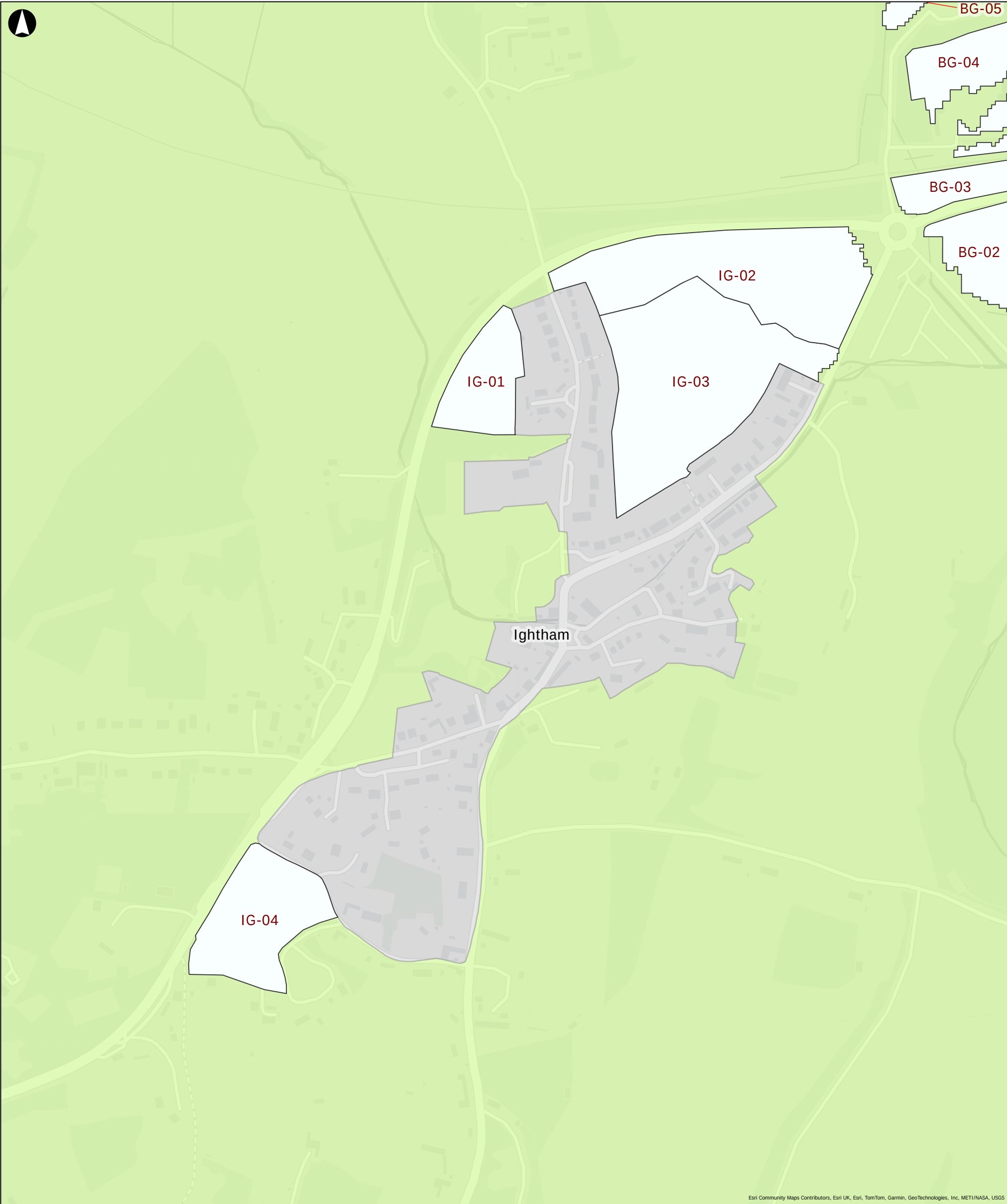
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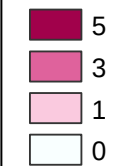
Project Number	Rev
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Drawing Name

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Sub-area performance against purpose (b)



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

Coordinate System: British National Grid

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Sub-area performance against purpose (b): Ightham

Scale at A3

1:5,000

Role

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Suitability

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Project Number

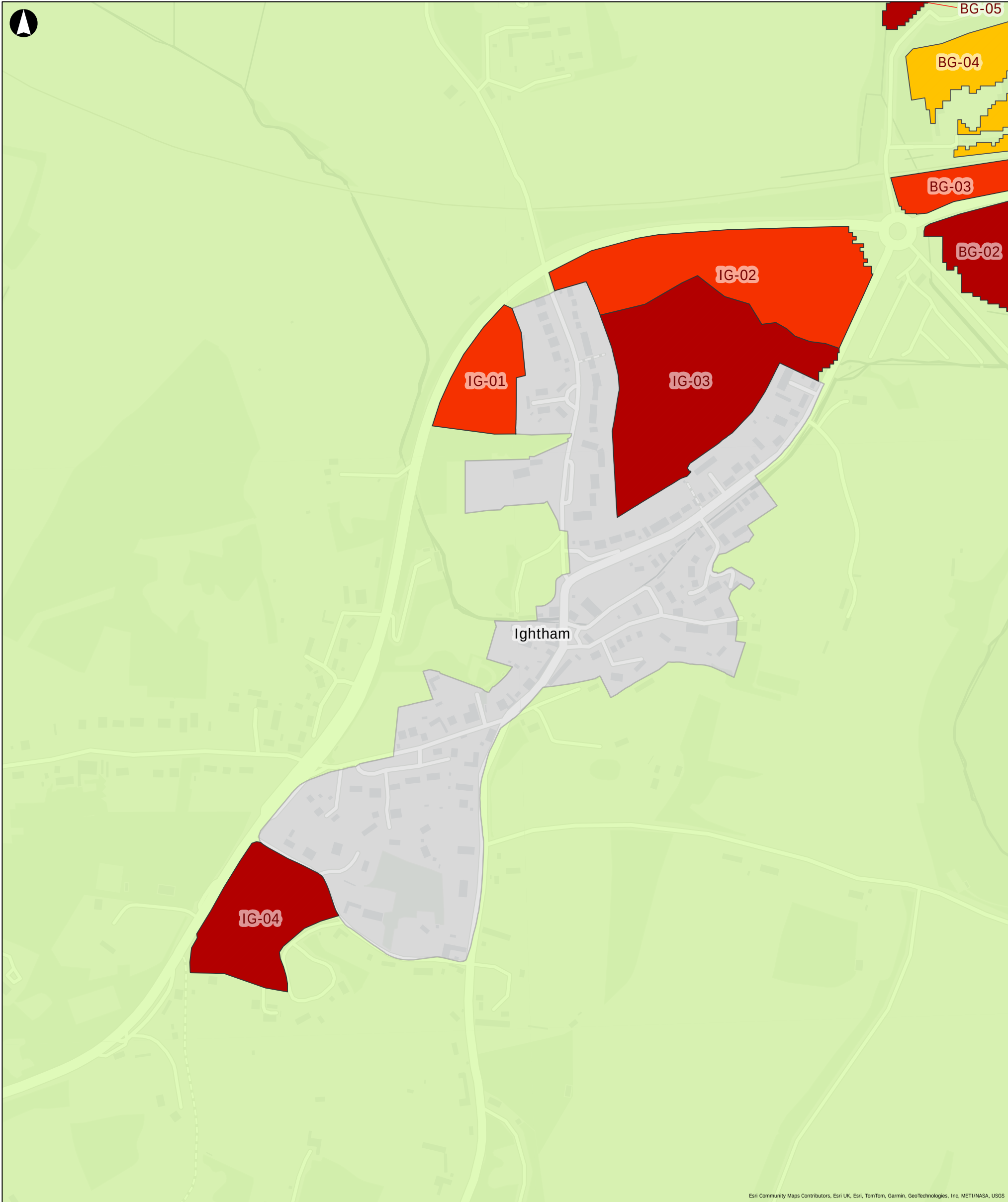
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Drawing Name

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Rev

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Sub-area performance against purpose (c)

5
4
3
2
1
0

Local Authority Boundaries

Tonbridge & Malling Green Belt

Neighbouring Green Belt

Settlements

Coordinate System: British National Grid

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Drawing Title

Sub-area performance against purpose (c): Ightham

Scale at A3

1:5,000

Role

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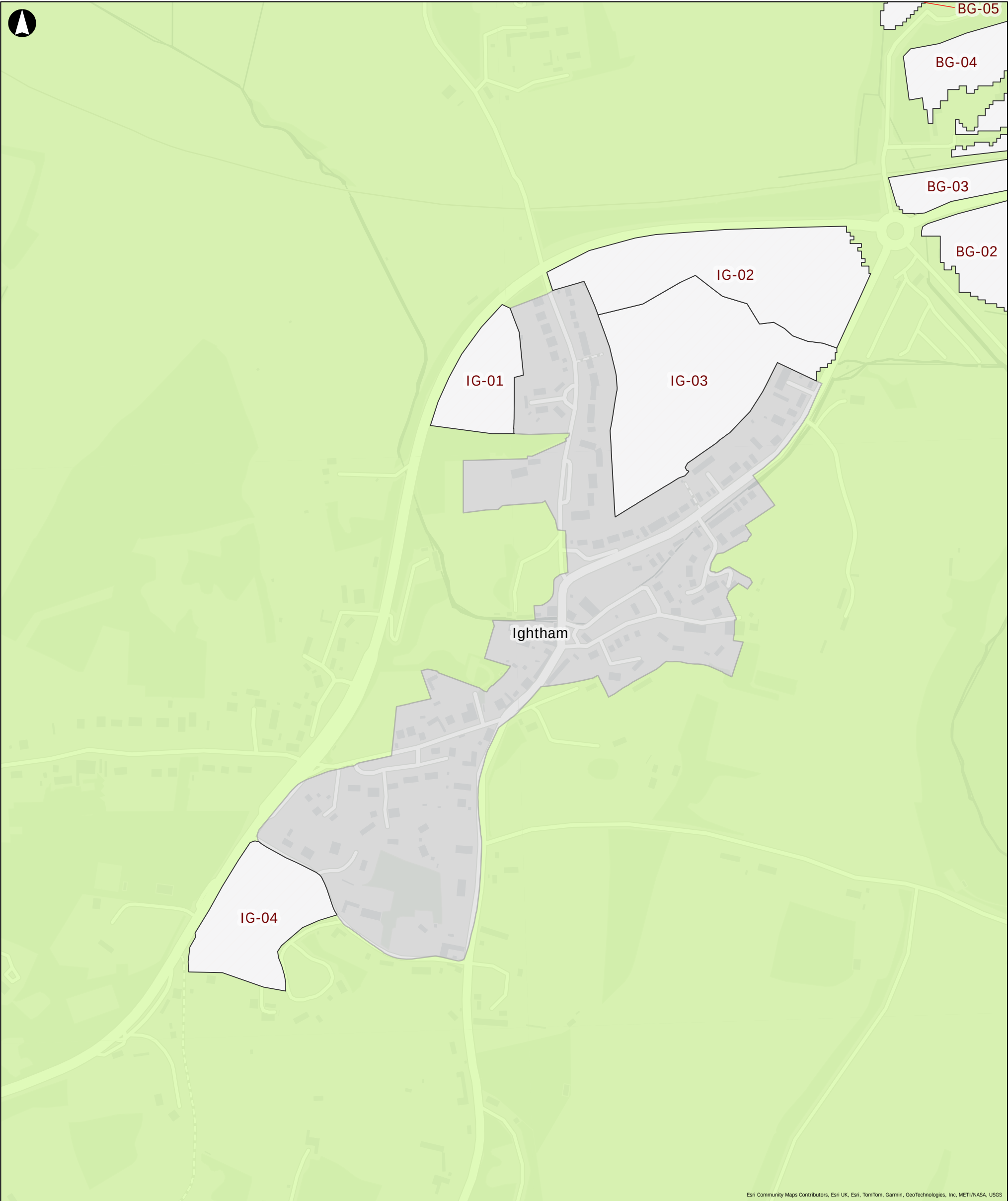
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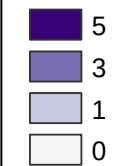
Project Number	Rev
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Drawing Name

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Sub-area performance against purpose (d)



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

Coordinate System: British National Grid

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Drawing Title

Sub-area performance against purpose (d): Ightham

Scale at A3

1:5,000

Role

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Suitability

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Project Number

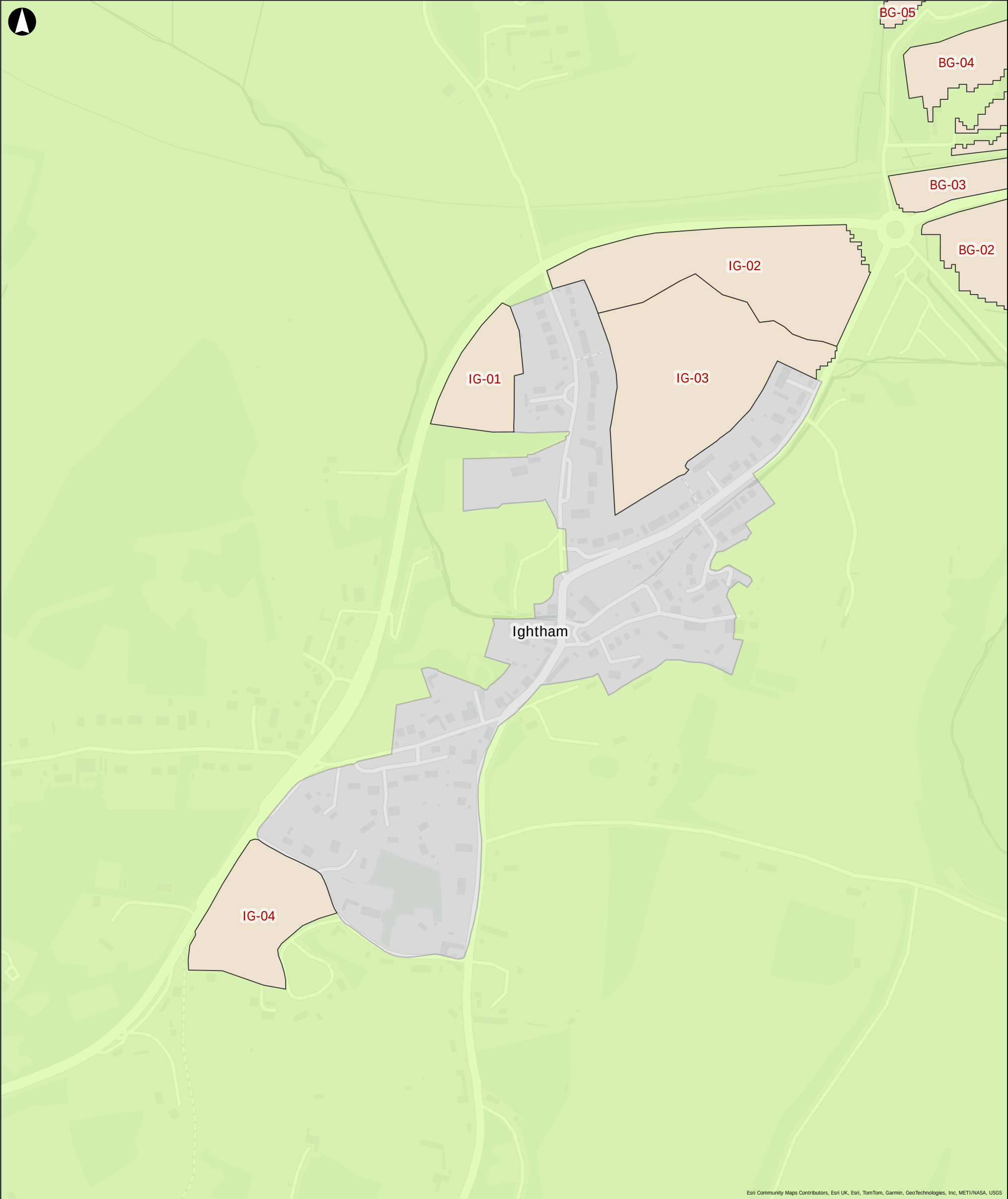
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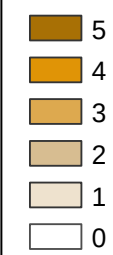
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Rev

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Sub-area performance against purpose (e)



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

Coordinate System: British National Grid

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Sub-area performance against purpose (e): Ightham

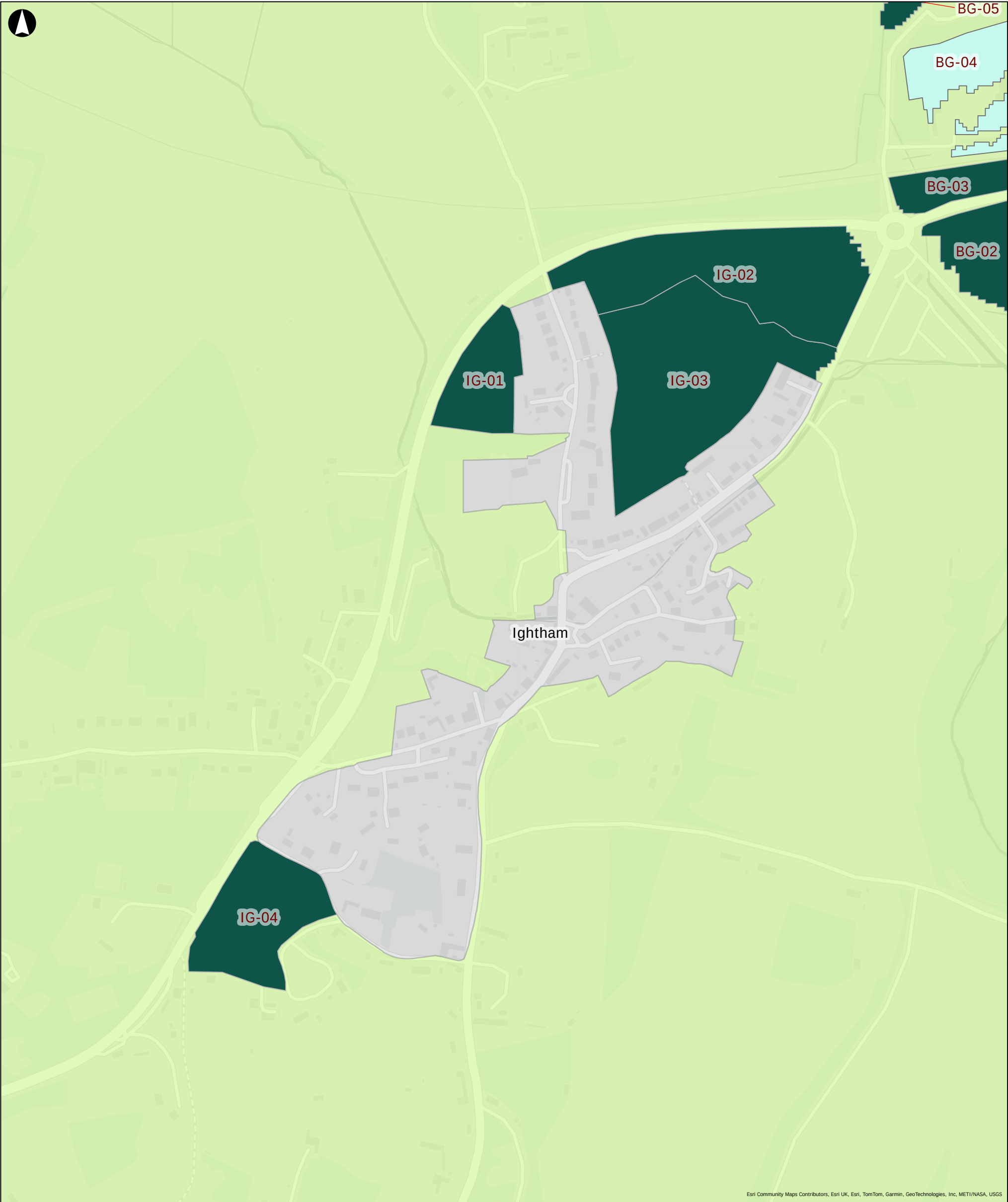
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Role
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Suitability
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Project Number --	Rev --
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Drawing Name
--



Overall NPPF Performance

- Strong
- Moderate
- Weak

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

Coordinate System: British National Grid

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Overall sub-area performance against NPPF purposes: Ightham

Scale at A3

1:5,000

Role

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Suitability

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Project Number

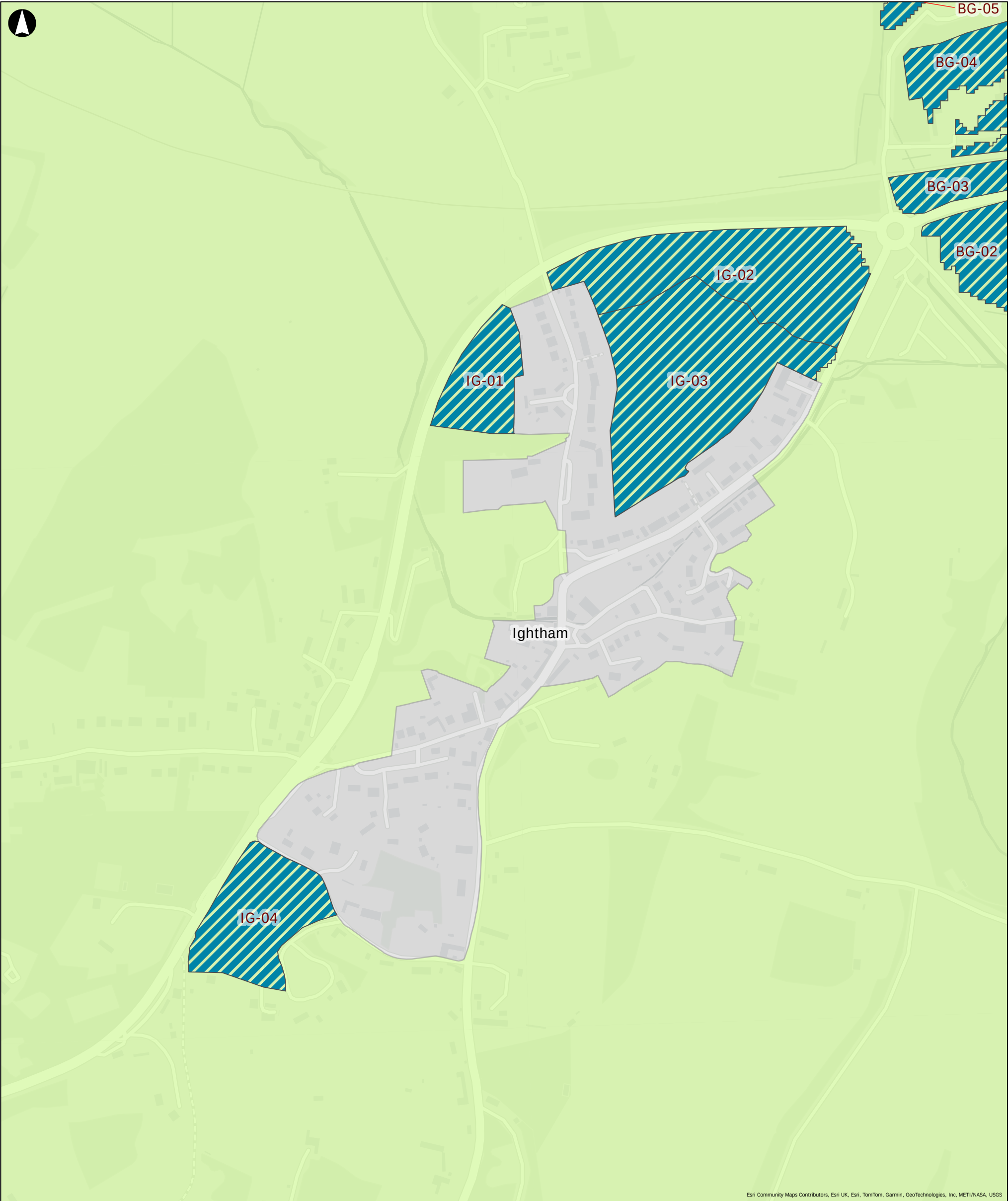
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Drawing Name

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Rev

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Provisional Grey Belt Identification

No

Yes

Local Authority Boundaries

Tonbridge & Malling Green Belt

Neighbouring Green Belt

Settlements

Coordinate System: British National Grid

--	Aug 2025	WJ	JH	KK	--
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0

75

150

300

Metres

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Tonbridge & Malling Green Belt Assessment

Drawing Title

Provisional Grey Belt Identification: Ightham

Scale at A3

1:5,000

Role

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Suitability

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Project Number

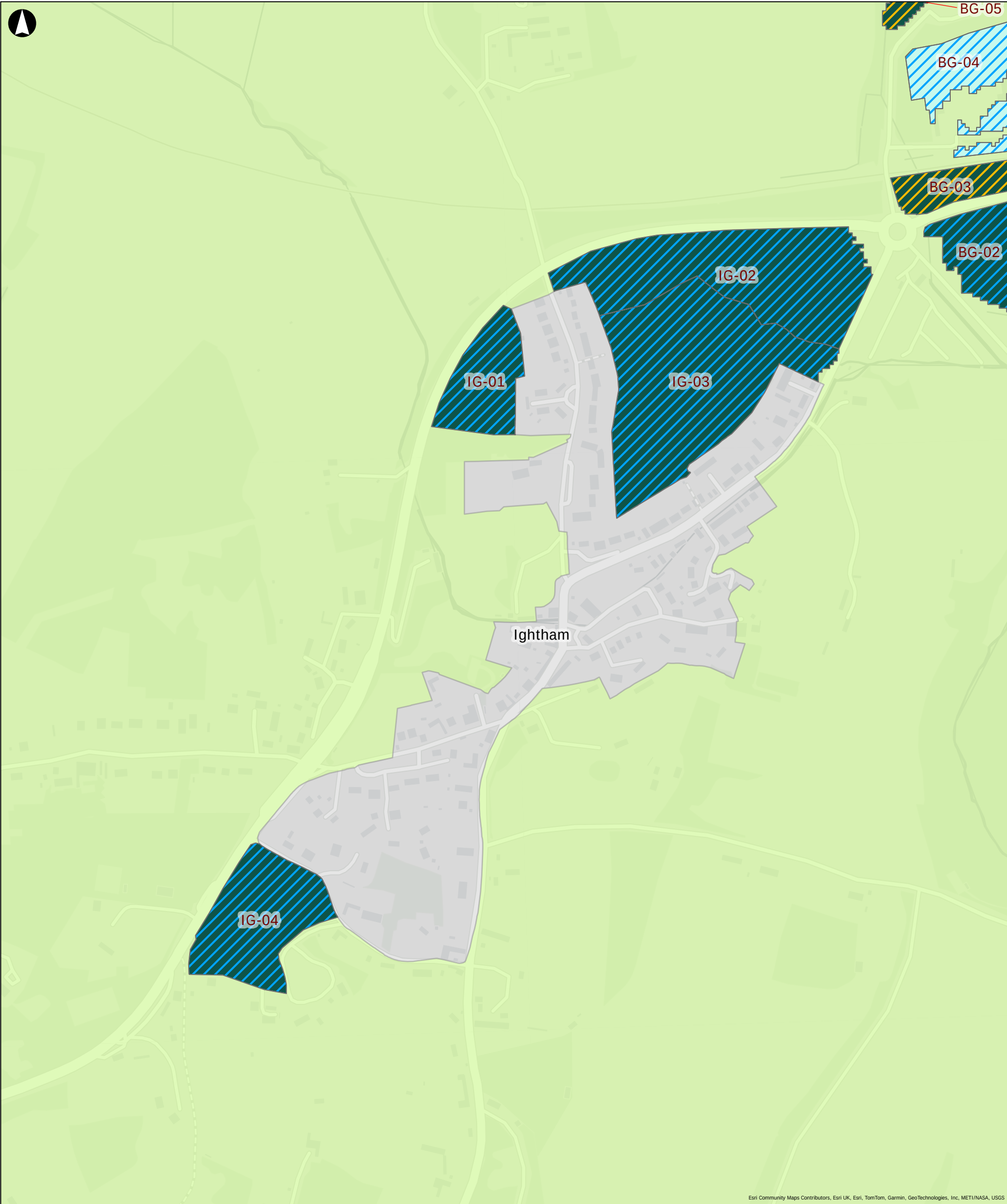
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Rev

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Drawing Name

--



Sub-area Categorisation

- Important
- Less Important
- Partly Less Important

Overall NPPF Performance

- Strong
- Moderate
- Weak

Local Authority Boundaries

- Tonbridge & Malling Green Belt
- Neighbouring Green Belt
- Settlements

Coordinate System: British National Grid

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Drawing Title

Sub-area Strategic Categorisation: Ightham

Scale at A3

1:5,000

Role

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Suitability

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Project Number

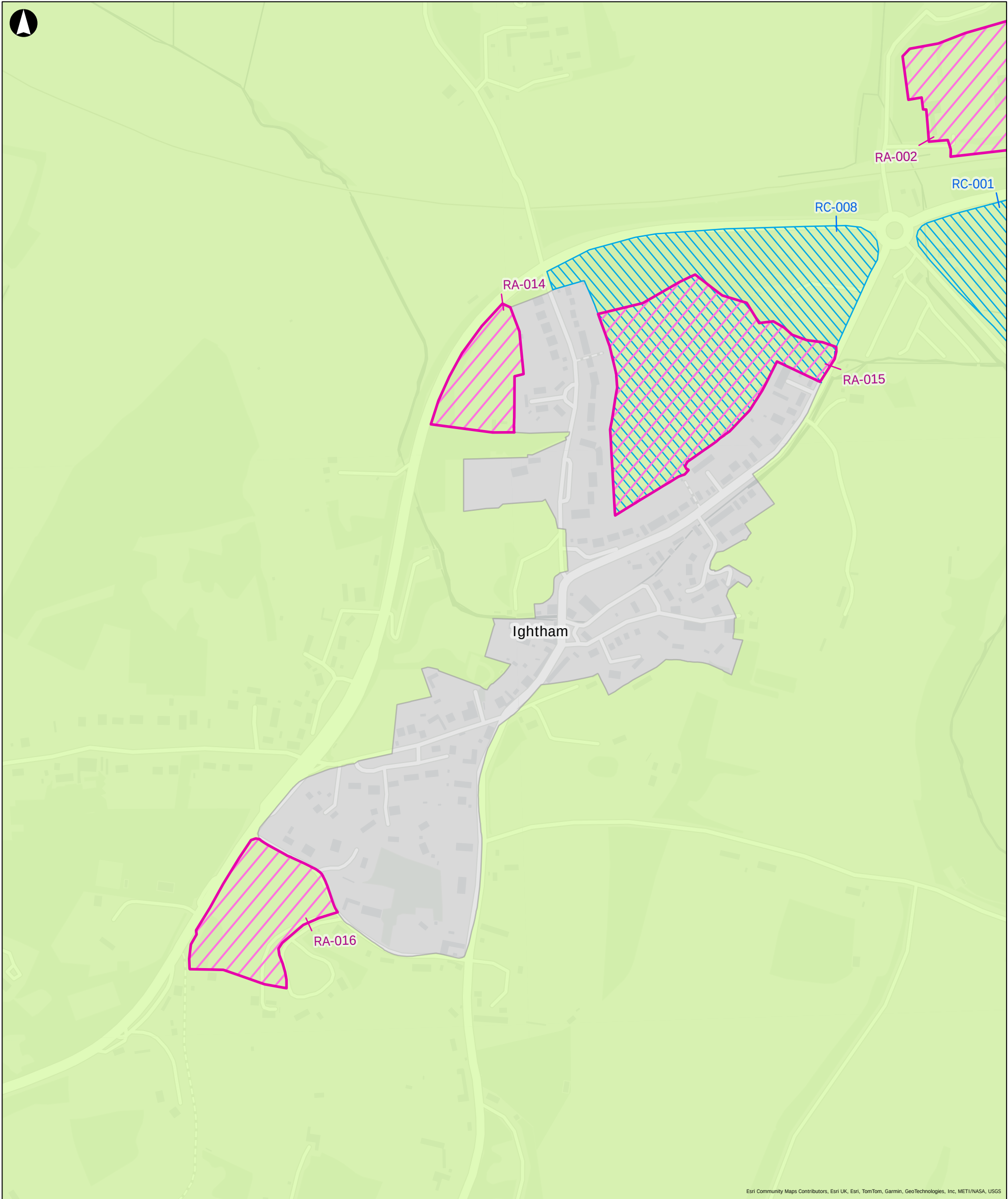
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-  Recommended Areas
-  Recommended in Combination

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

Coordinate System: British National Grid

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Drawing Title
Areas recommended for further consideration: Ightham

Scale at A3
1:5,000

Role
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Suitability
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Project Number
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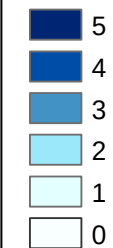
Drawing Name
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Rev
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A.12 Mereworth



Sub-area performance against purpose (a)



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

Coordinate System: British National Grid

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Sub-area performance against purpose (a): Mereworth

Scale at A3

1:7,000

Role

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Suitability

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Project Number

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Drawing Name

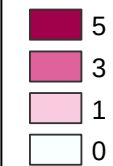
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Rev

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Sub-area performance against purpose (b)



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

Coordinate System: British National Grid

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Sub-area performance against purpose (b): Mereworth

Scale at A3

1:7,000

Role

--

Suitability

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Project Number

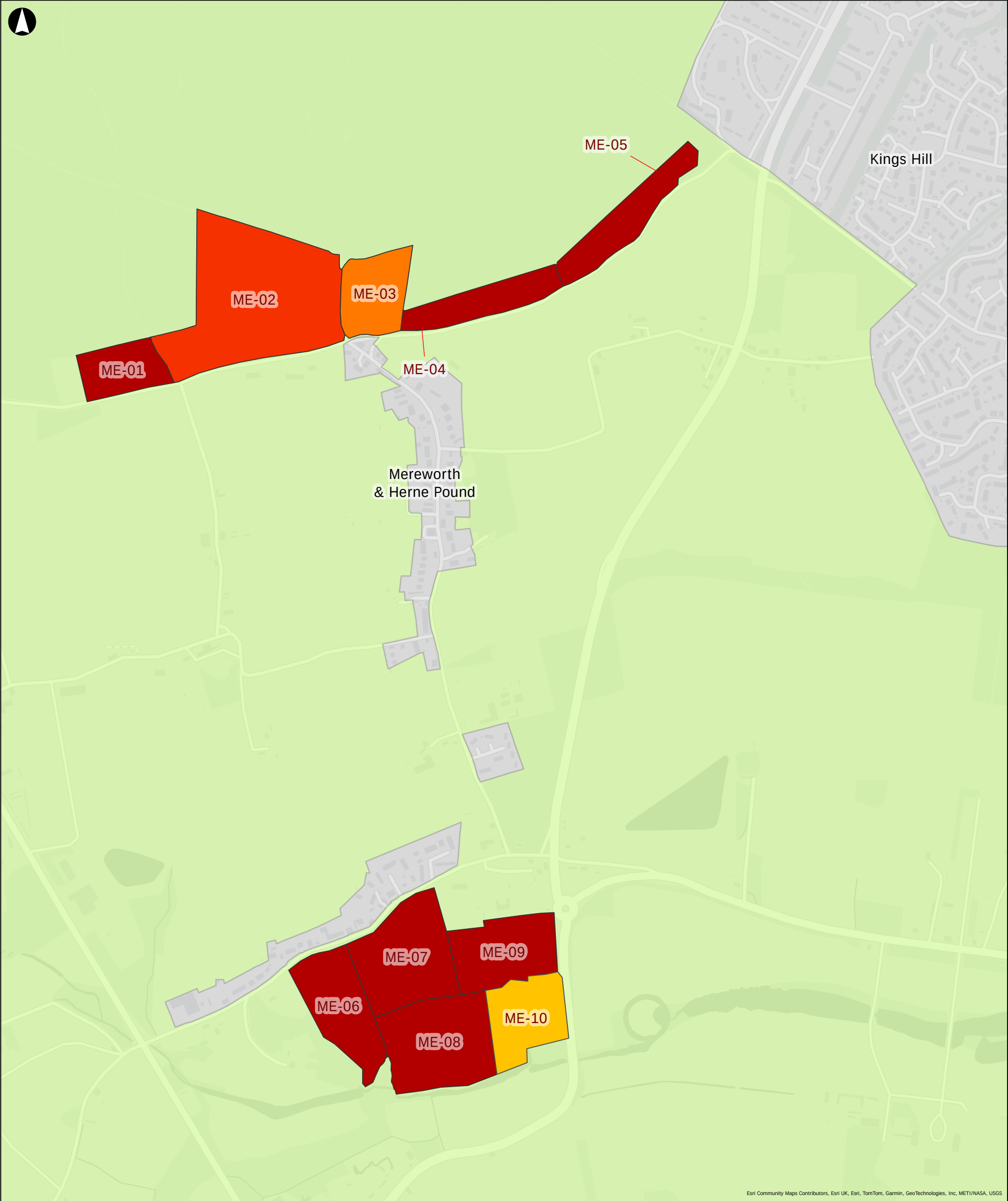
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Drawing Name

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Rev

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Sub-area performance against purpose (c)



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

Coordinate System: British National Grid					
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Sub-area performance against purpose (c): Mereworth

Scale at A3

1:7,000

Role

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Suitability

--

Project Number

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Drawing Name

--

Rev

--



Sub-area performance against purpose (d)

5
3
1
0

Local Authority Boundaries

Tonbridge & Malling Green Belt

Neighbouring Green Belt

Settlements

Coordinate System: British National Grid

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Sub-area performance against purpose (d): Mereworth

Scale at A3

1:7,000

Role

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Suitability

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Project Number	Rev
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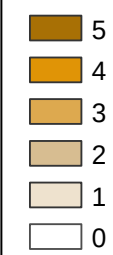
Drawing Name

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26/08/2025 10:26

Sub-area performance against purpose (e)



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

Coordinate System: British National Grid

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Tonbridge & Malling Green Belt Assessment

Drawing Title Sub-area performance against purpose (e): Mereworth

Scale at A3

1:7,000

Role

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Suitability

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Project Number

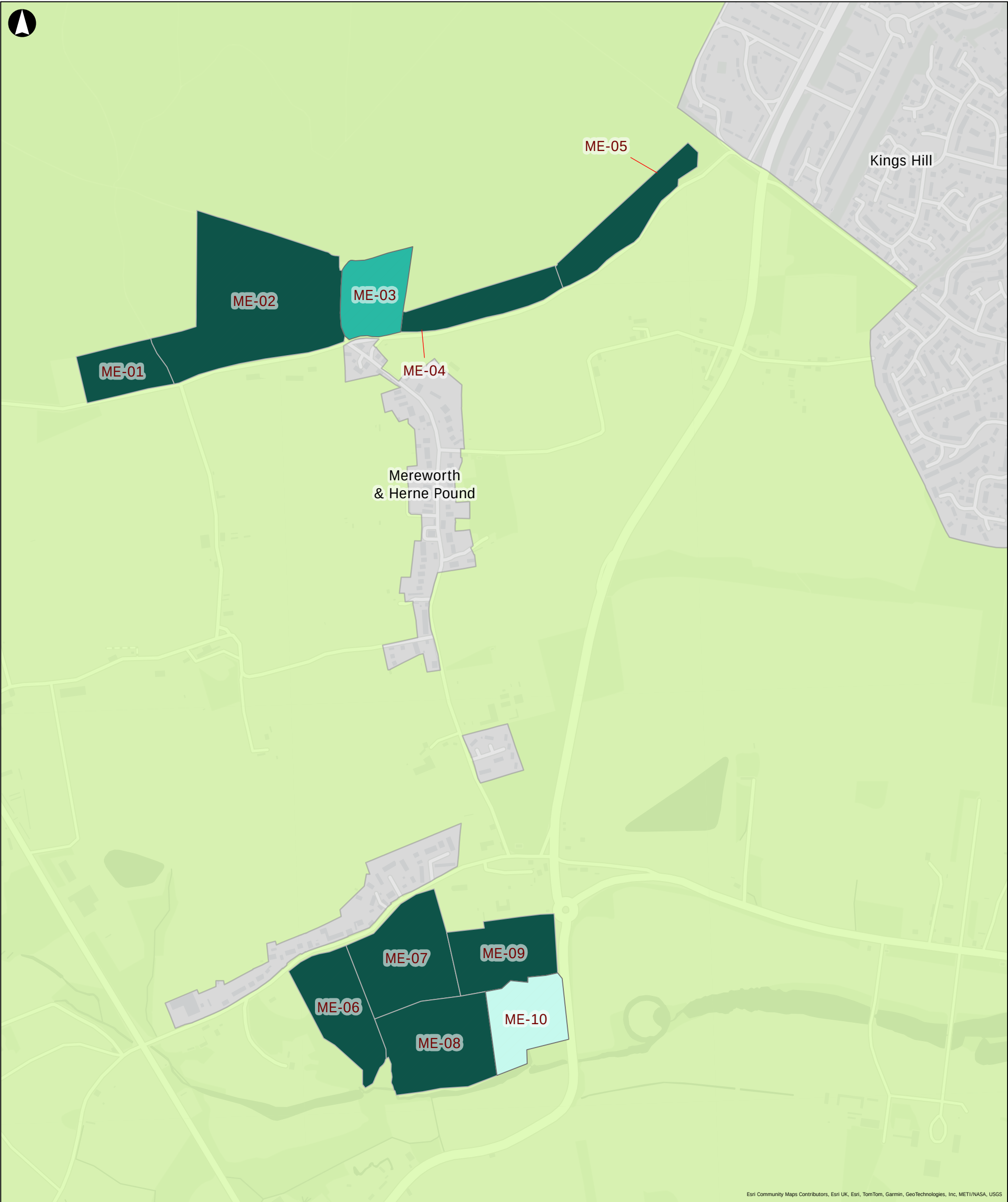
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Drawing Name

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Rev

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Overall NPPF Performance

- Strong
- Moderate
- Weak

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

Coordinate System: British National Grid

--	Aug 2025	WJ	JH	KK	--
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Project Name
Tonbridge & Malling Green Belt Assessment

Drawing Title
Overall sub-area performance against NPPF purposes: Mereworth

Scale at A3
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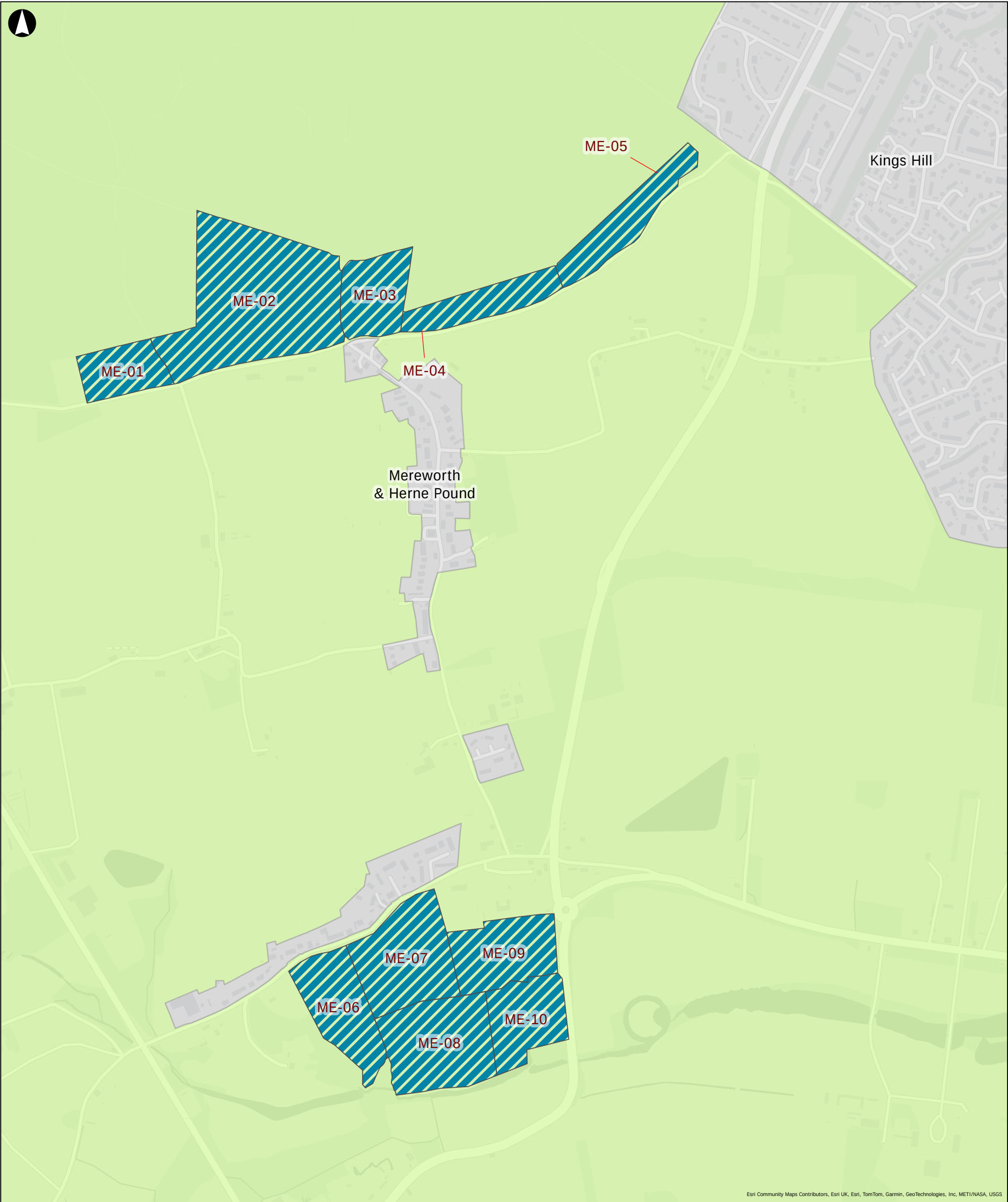
Role

Suitability

Project Number

Rev

Drawing Name



Provisional Grey Belt Identification

- No
- Yes

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

Coordinate System: British National Grid

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Provisional Grey Belt Identification: Mereworth

Scale at A3

1:7,000

Role

--

Suitability

--

Project Number

--

Rev

--

Drawing Name

--



Sub-area Categorisation

- Important
- Less Important
- Partly Less Important

Overall NPPF Performance

- Strong
- Moderate
- Weak

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

Coordinate System: British National Grid

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Sub-area Strategic Categorisation: Mereworth

Scale at A3

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Role

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Suitability

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Project Number

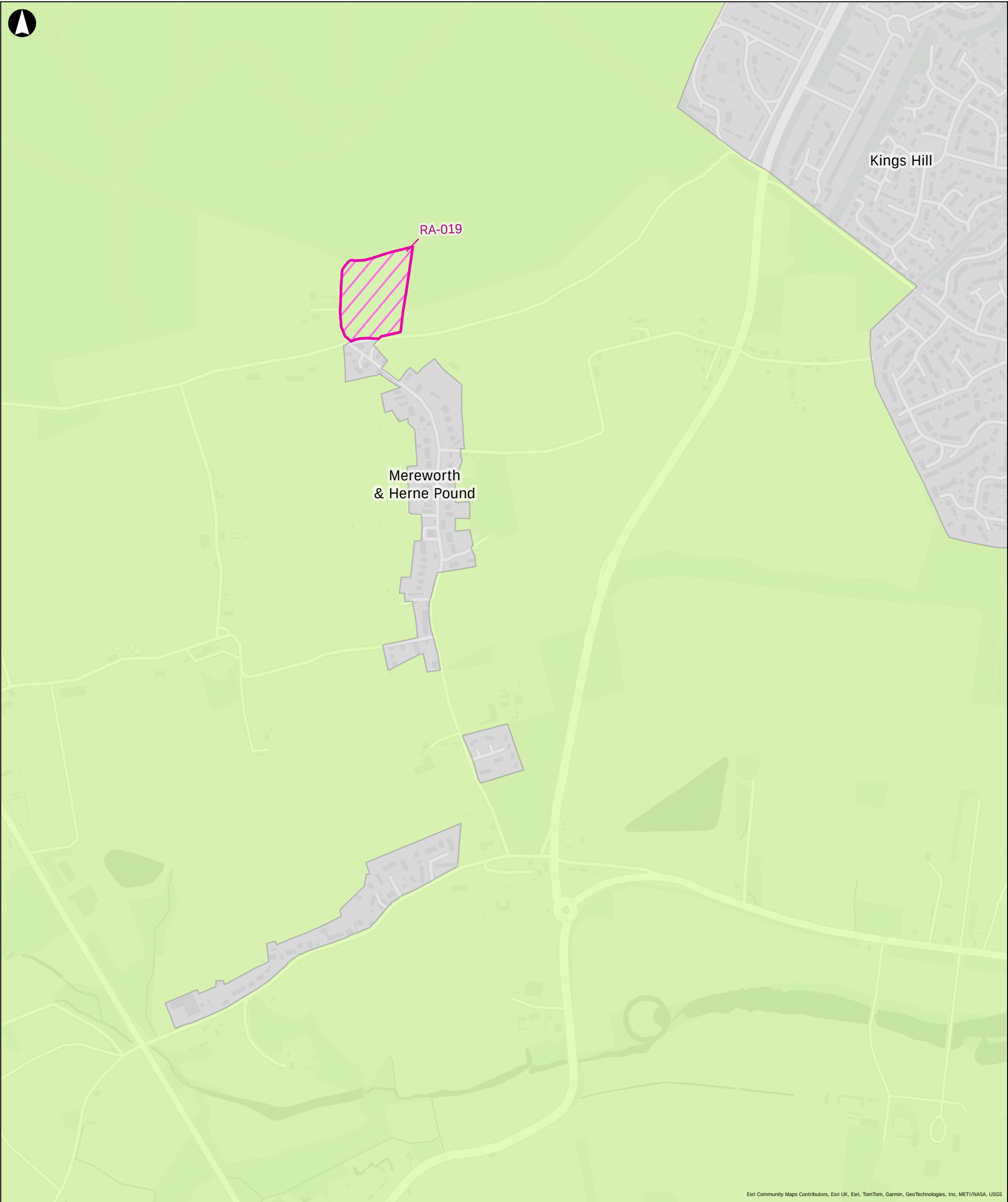
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Rev

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Drawing Name

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27/08/2025 15:31

- Recommended Areas
- Recommended in Combination

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

Coordinate System: British National Grid

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Drawing Title
Areas recommended for further consideration: Mereworth

Scale at A3

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Role

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Suitability

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Project Number

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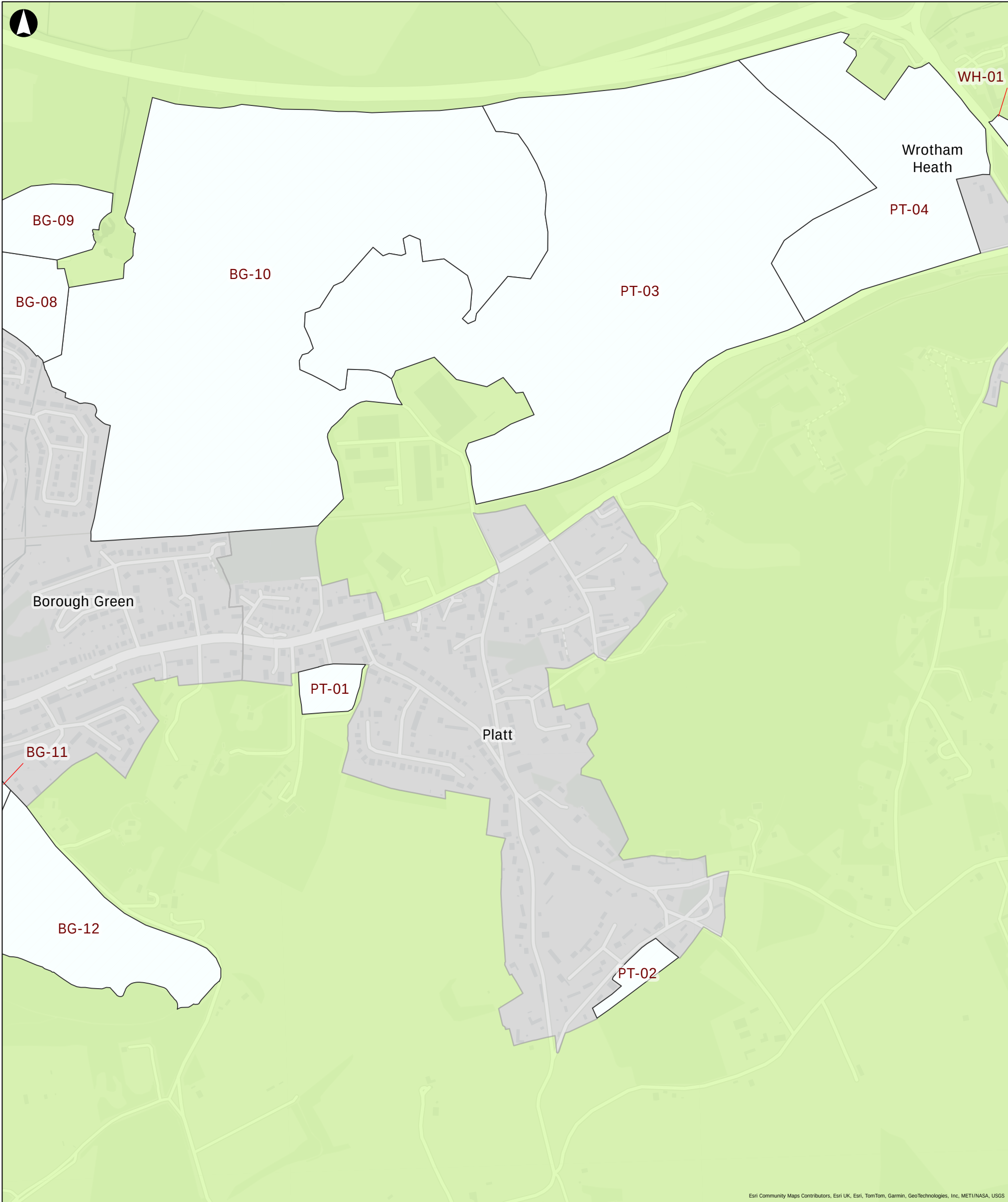
Drawing Name

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Rev

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A.13 Platt



Sub-area performance against purpose (a)

5
4
3
2
1
0

Local Authority Boundaries

Tonbridge & Malling Green Belt

Neighbouring Green Belt

Settlements

Coordinate System: British National Grid

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Drawing Title
Sub-area performance against purpose (a): Platt

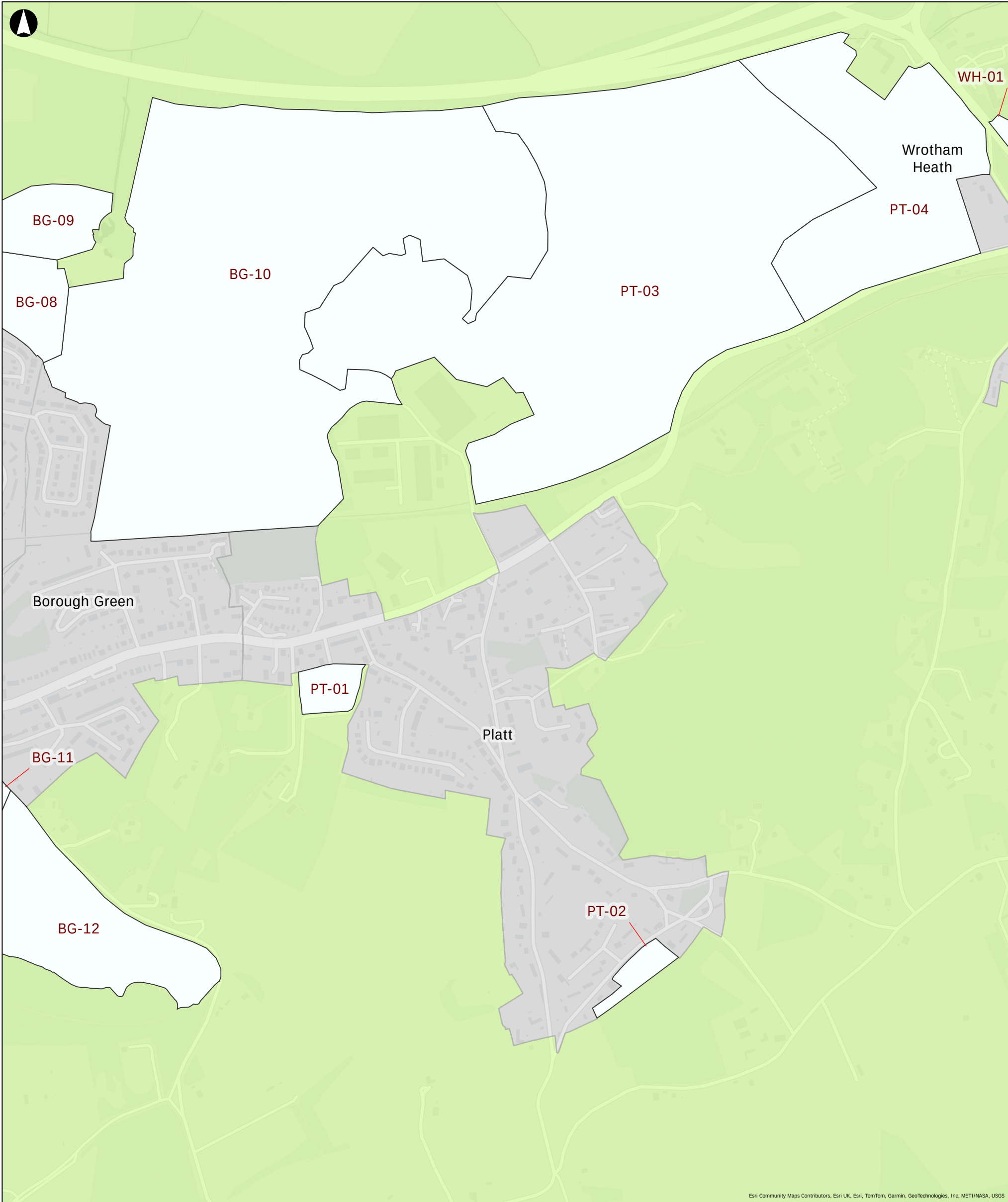
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1:7,000

Role
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Suitability
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Project Number --	Rev --
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Drawing Name
--



Sub-area performance against purpose (b)

5
3
1
0

Local Authority Boundaries

Tonbridge & Malling Green Belt

Neighbouring Green Belt

Settlements

Coordinate System: British National Grid

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Rev	Date	By	Chkd	Appd	Authd

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Project Name
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Drawing Title
Sub-area performance against purpose (b): Platt

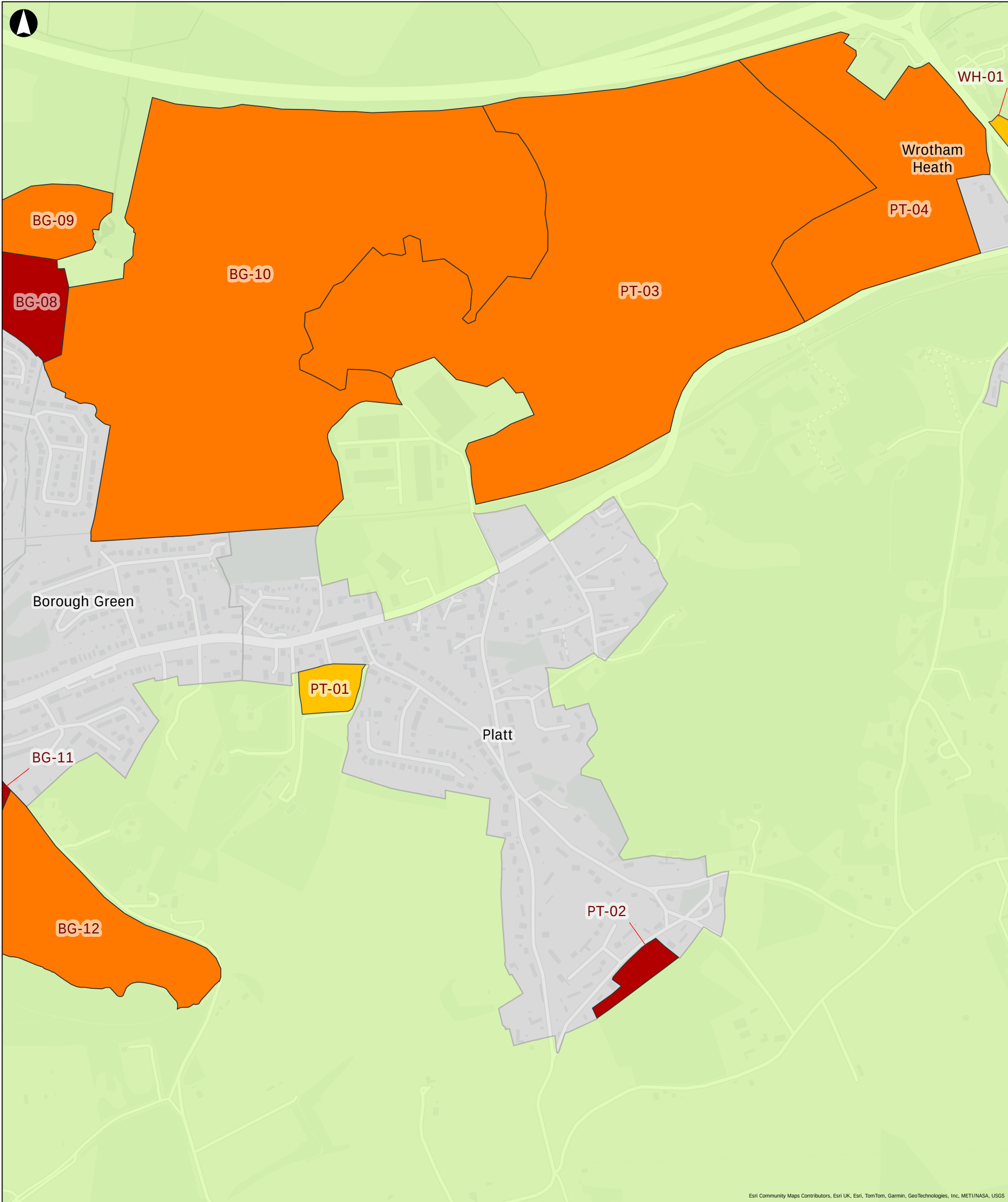
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Role
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Suitability
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Project Number --	Rev --
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Drawing Name
--



Sub-area performance against purpose (c)

5
4
3
2
1
0

Local Authority Boundaries

Tonbridge & Malling Green Belt

Neighbouring Green Belt

Settlements

Coordinate System: British National Grid

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Drawing Title
Sub-area performance against purpose (c): Platt

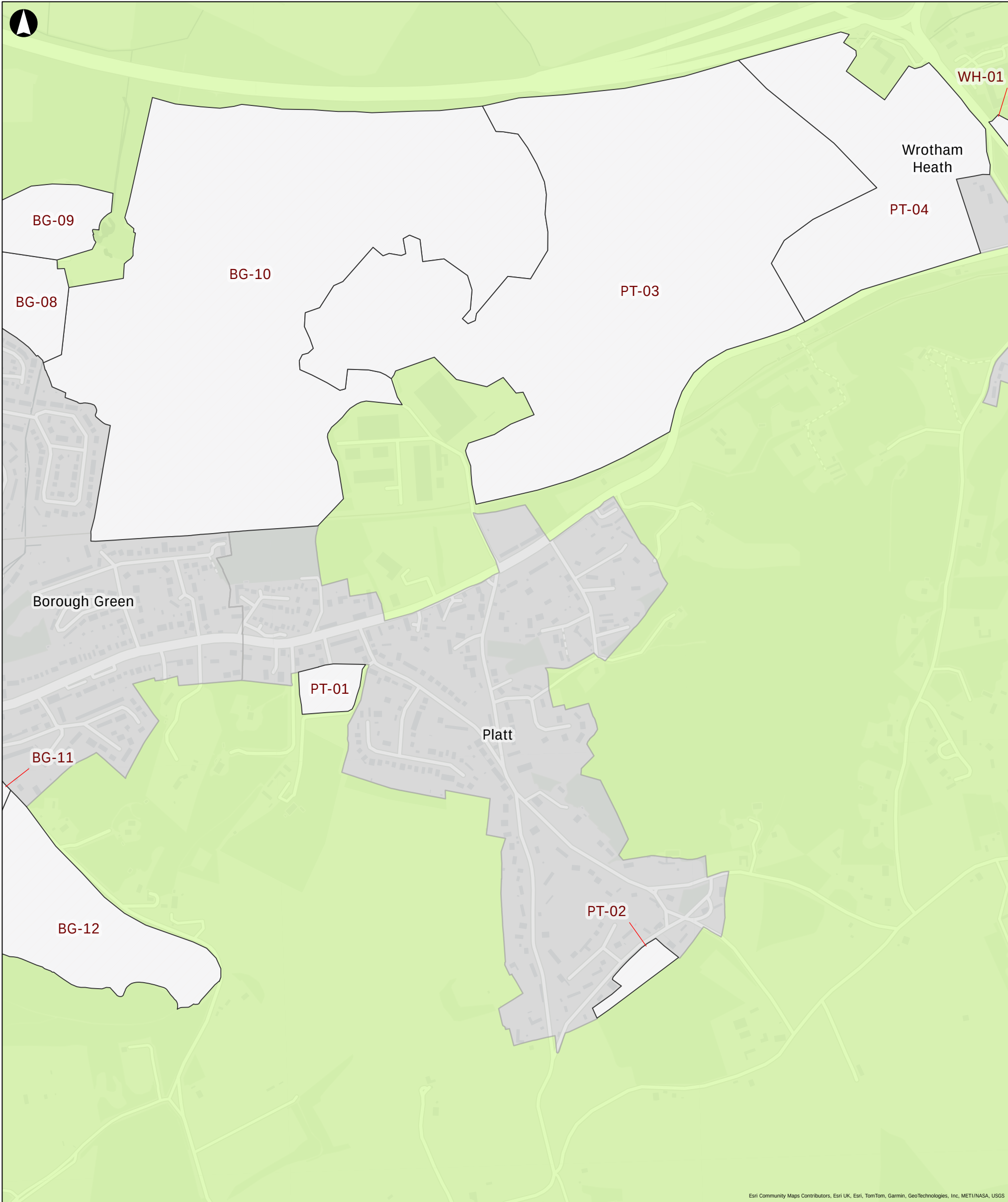
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Role
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Suitability
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Project Number --	Rev --
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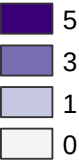
Drawing Name
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Sub-area performance against purpose (d)



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

Coordinate System: British National Grid

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Project Name
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Drawing Title
Sub-area performance against purpose (d): Platt

Scale at A3
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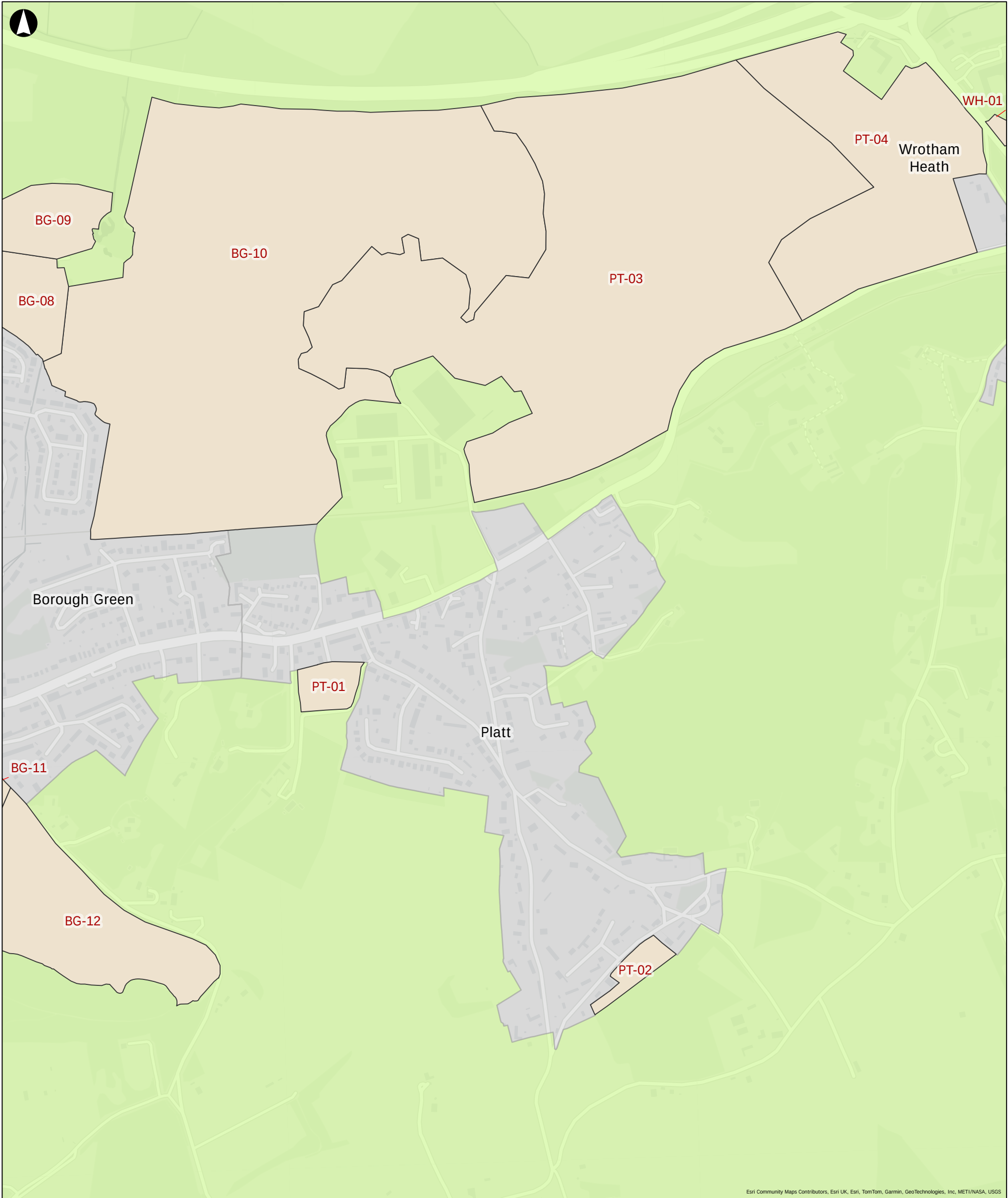
Role
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Suitability
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Project Number
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Drawing Name
--

Rev
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Sub-area performance against purpose (e)



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

Coordinate System: British National Grid

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Project Name
Tonbridge & Malling Green Belt Assessment

Drawing Title
Sub-area performance against purpose (e): Platt

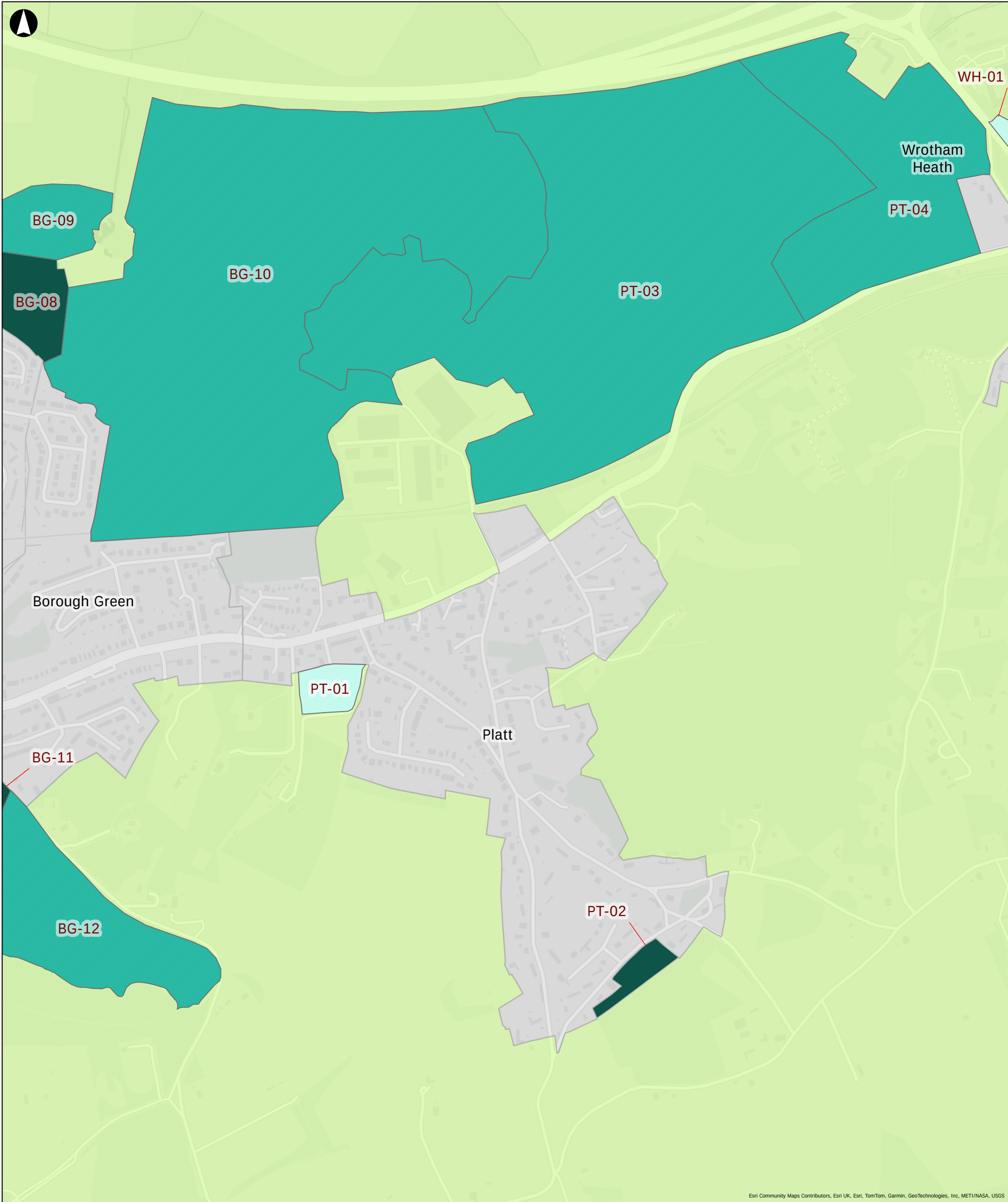
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Role
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Suitability
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Project Number --	Rev --
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Drawing Name
--



20/09/2025 09:43

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Overall NPPF Performance

- Strong
- Moderate
- Weak

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

Coordinate System: British National Grid

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Project Name
Tonbridge & Malling Green Belt Assessment

Drawing Title
Overall sub-area performance against NPPF purposes: Platt

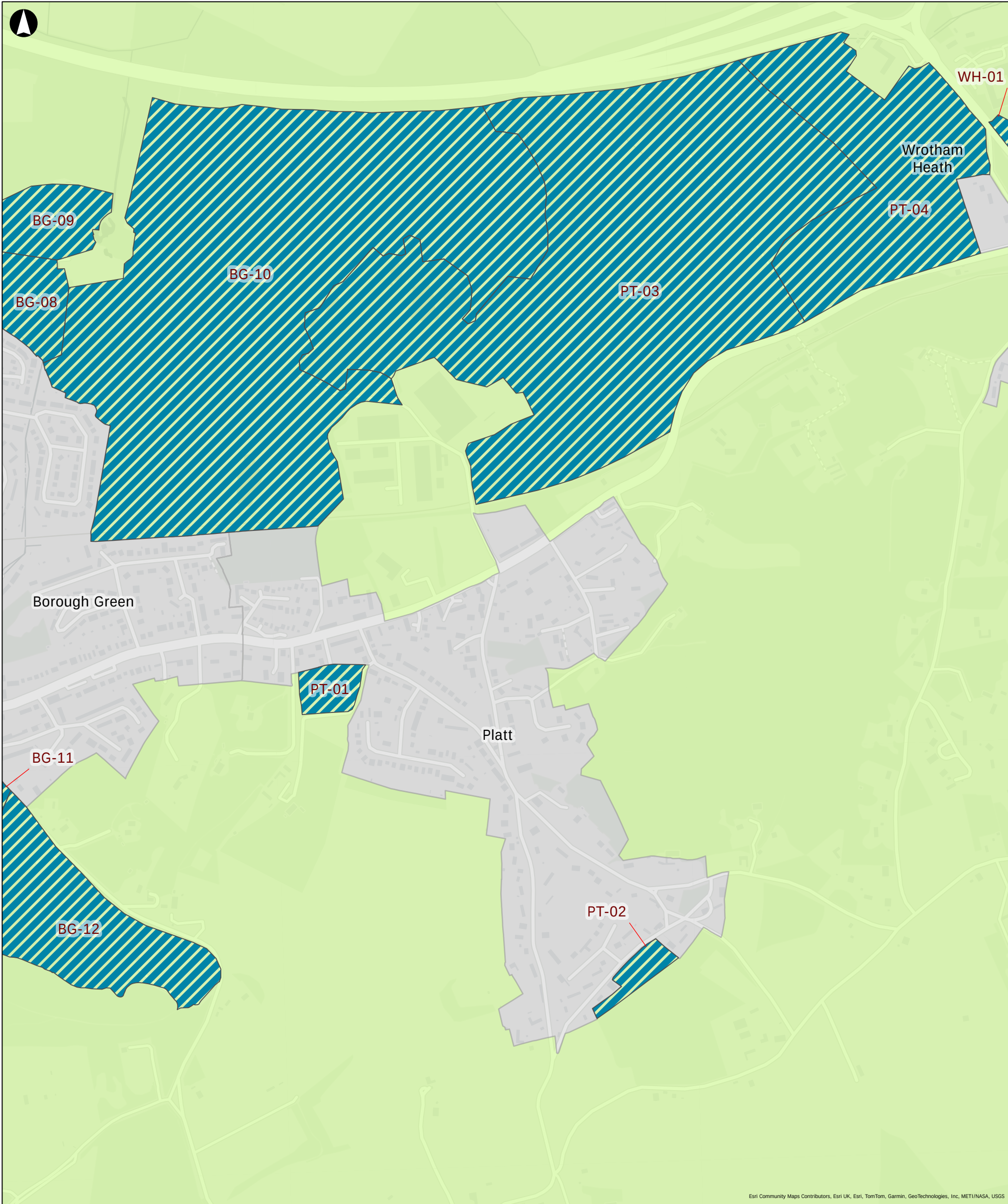
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Role
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Suitability
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Project Number --	Rev --
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Drawing Name
--



20/09/2025 10:19

Provisional Grey Belt Identification

- No
- Yes

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

Coordinate System: British National Grid

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Provisional Grey Belt Identification: Platt

Scale at A3

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Role

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Suitability

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Project Number

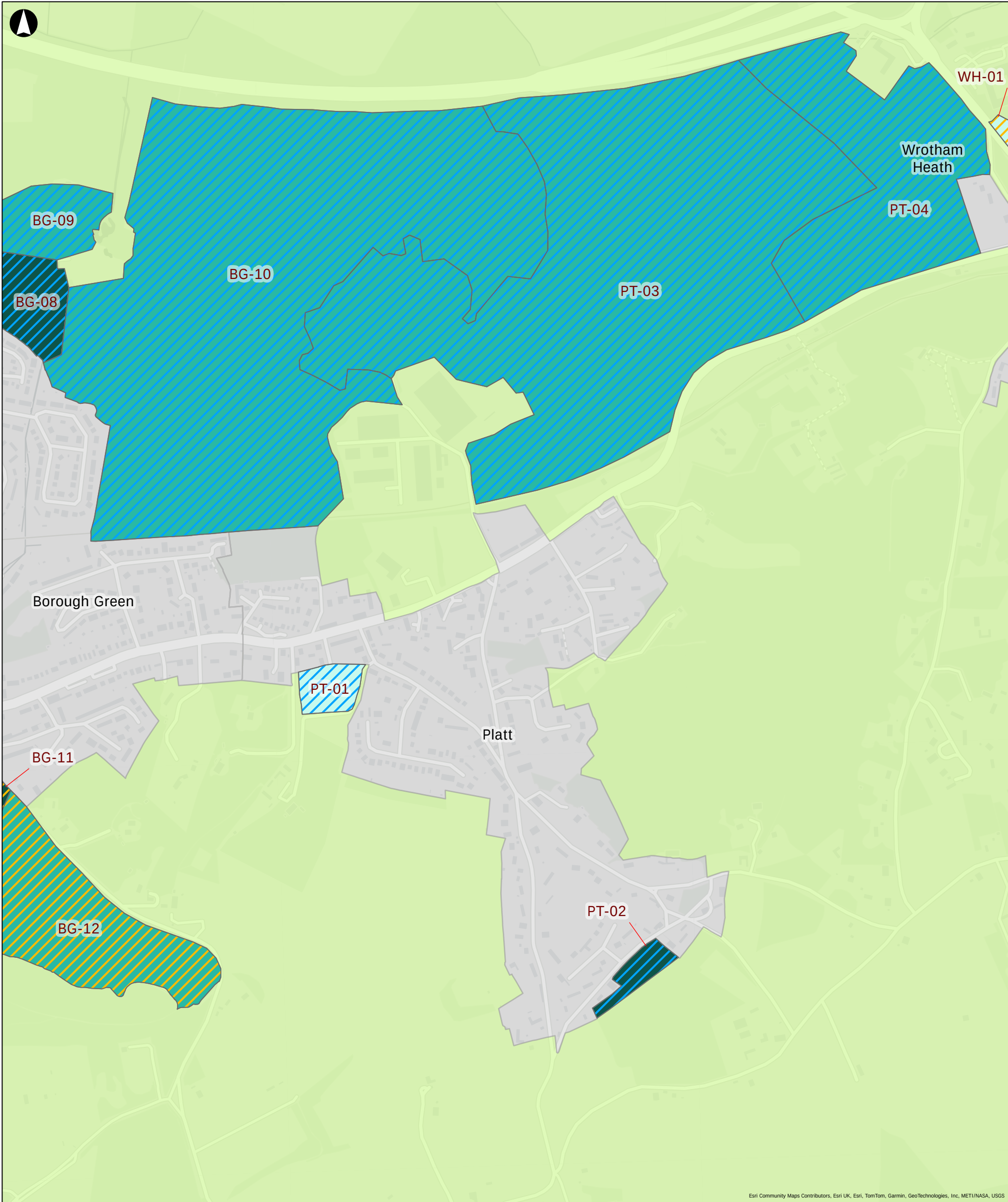
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Drawing Name

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Rev

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Sub-area Categorisation

Important

Less Important

Partly Less Important

Overall NPPF Performance

Strong

Moderate

Weak

Local Authority Boundaries

Tonbridge & Malling Green Belt

Neighbouring Green Belt

Settlements

Coordinate System: British National Grid

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

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Client

Tonbridge & Malling Borough Council

Project Name

Tonbridge & Malling Green Belt Assessment

Drawing Title

Sub-area Strategic Categorisation: Platt

Scale at A3

1:7,000

Role

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Suitability

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Project Number

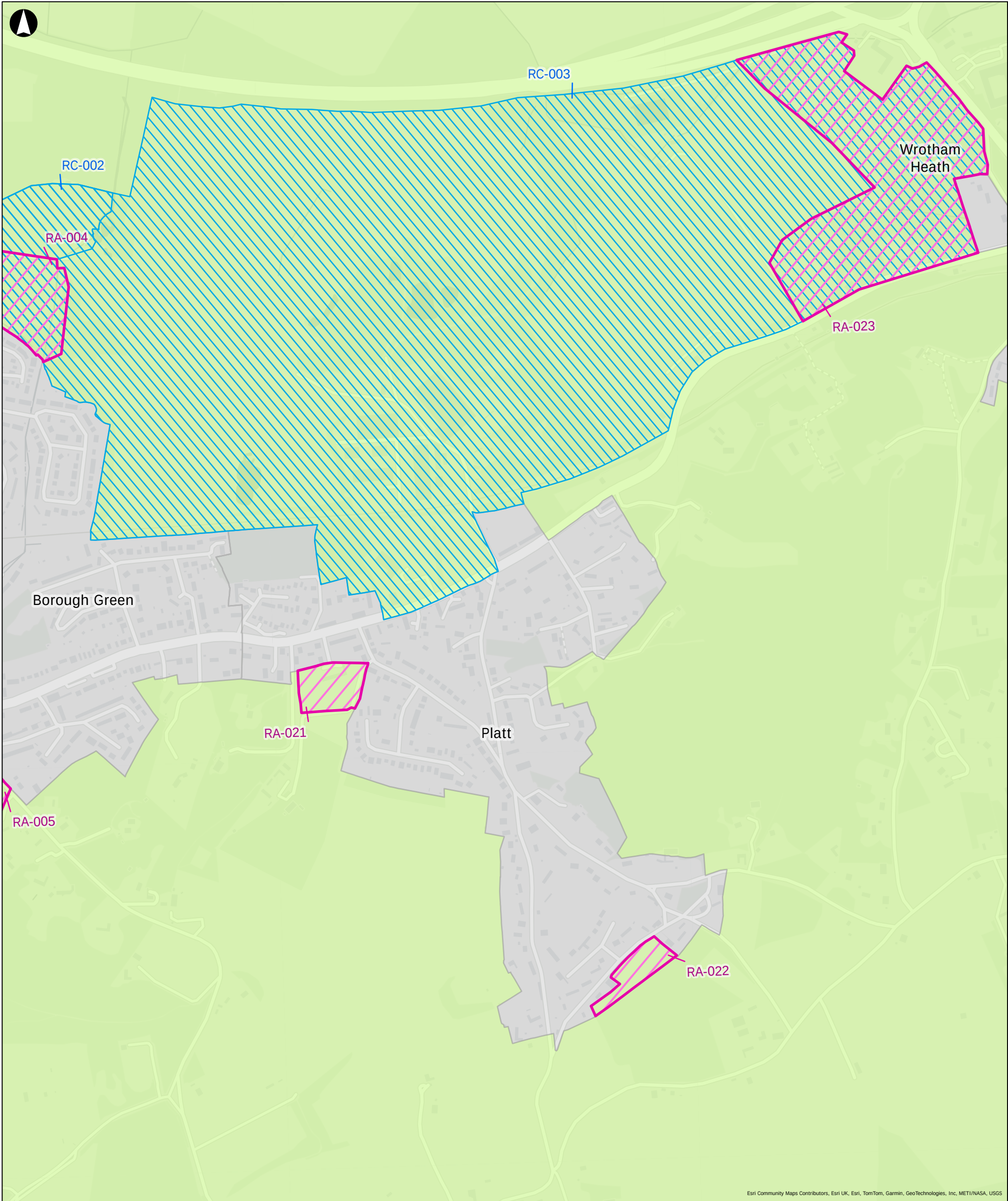
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Rev

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Drawing Name

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27/09/2025 15:31

- Recommended Areas
- Recommended in Combination

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

Coordinate System: British National Grid					
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Project Name
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Drawing Title
Areas recommended for further consideration: Platt

Scale at A3
1:7,000

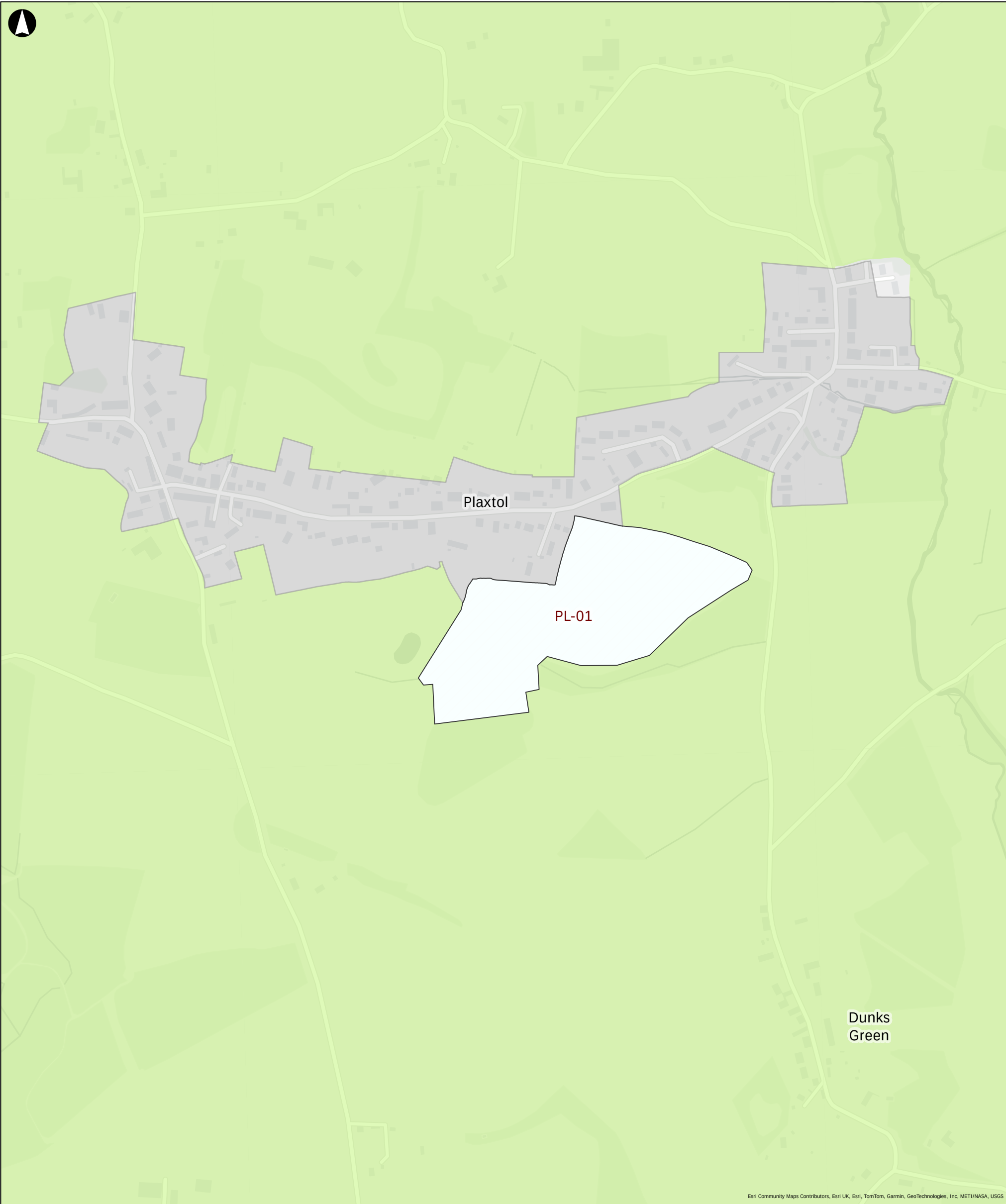
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Suitability
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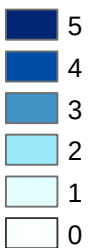
Project Number --	Rev --
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Drawing Name
--

A.14 Plaxtol



Sub-area performance against purpose (a)



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

Coordinate System: British National Grid

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Drawing Title

Sub-area performance against purpose (a): Plaxtol

Scale at A3

1:5,000

Role

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Suitability

--

Project Number

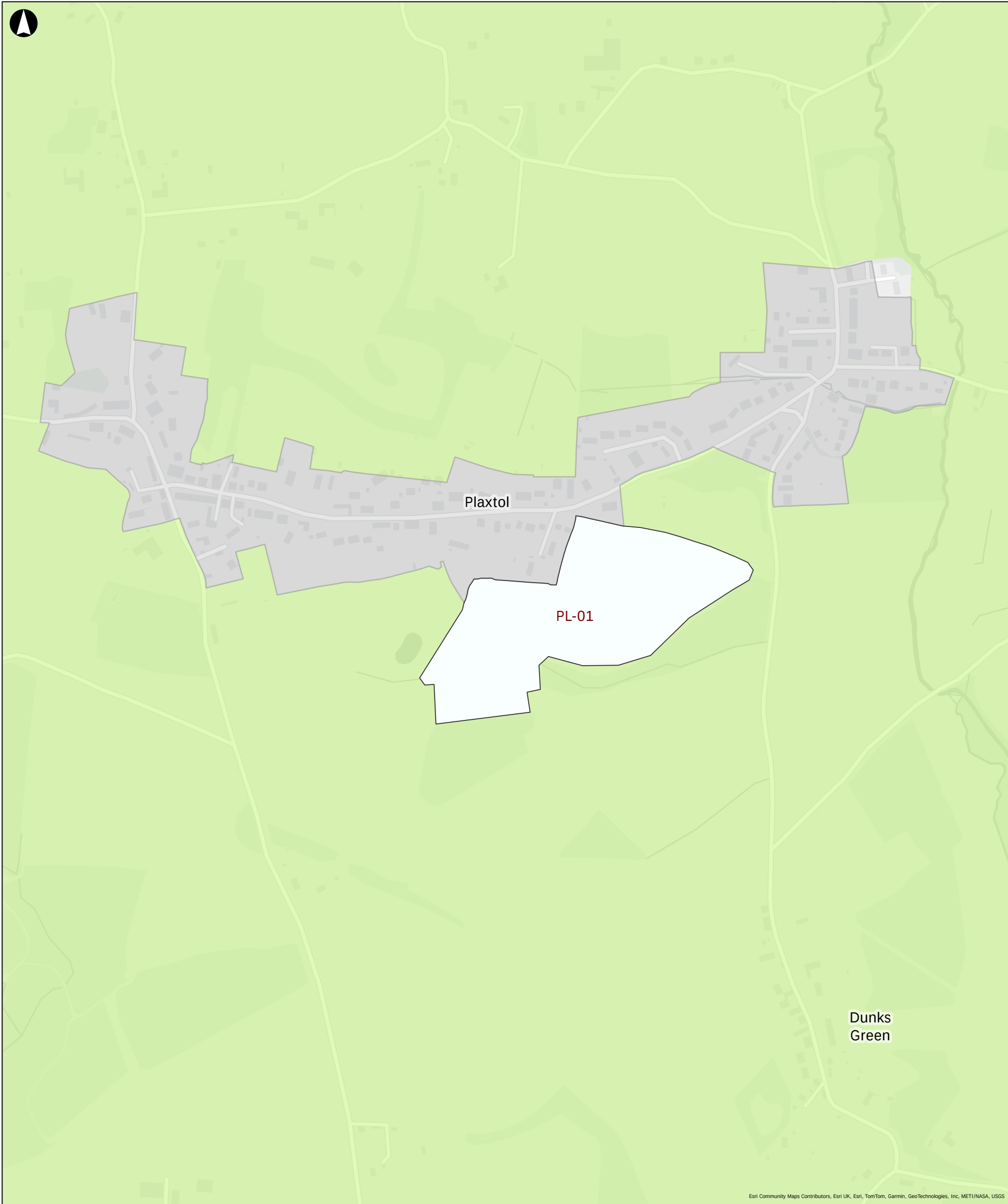
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Drawing Name

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Rev

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Sub-area performance against purpose (b)

5
3
1
0

Local Authority Boundaries

Tonbridge & Malling Green Belt

Neighbouring Green Belt

Settlements

Coordinate System: British National Grid

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Drawing Title
Sub-area performance against purpose (b): Plaxtol

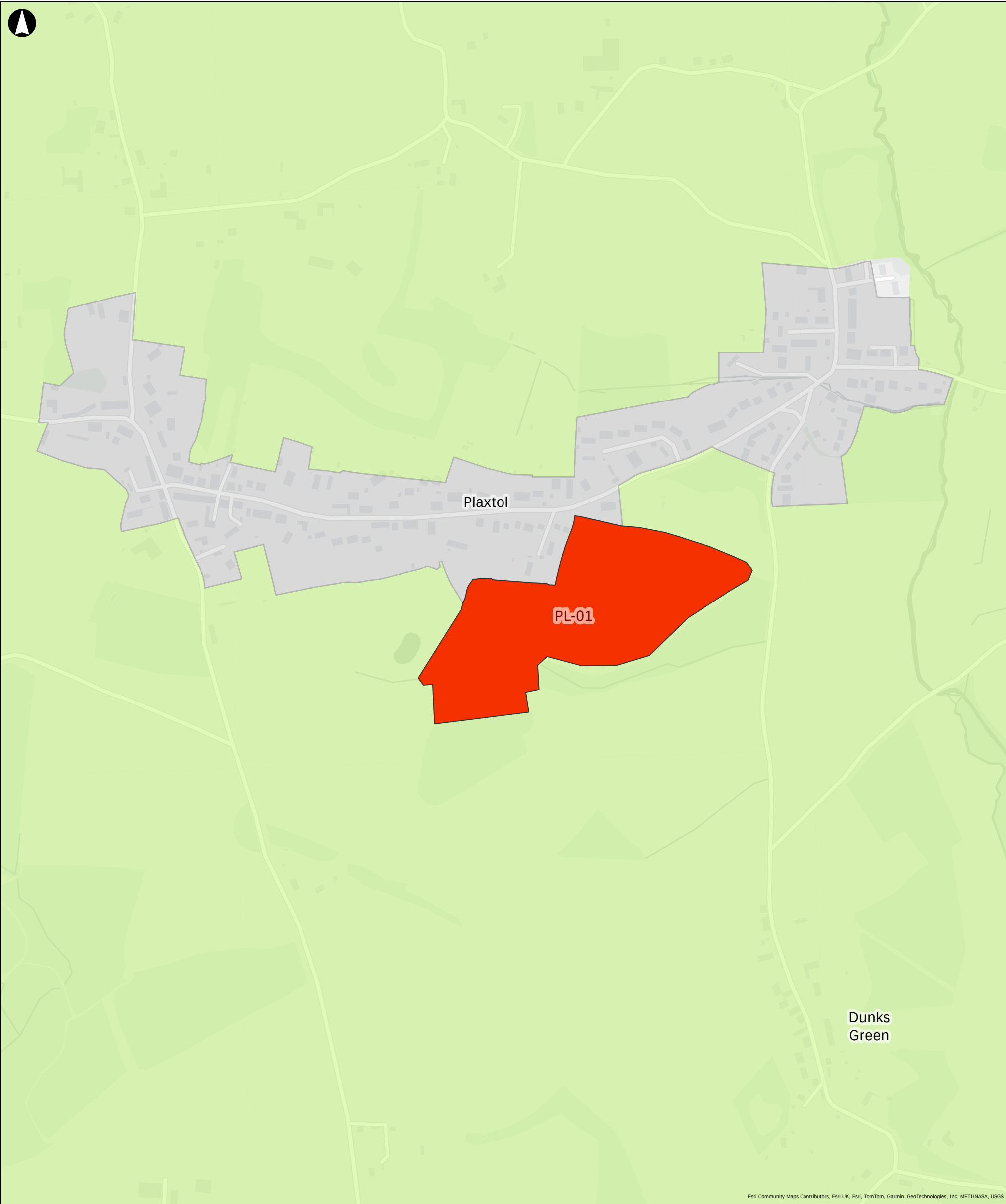
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Role
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Suitability
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Project Number --	Rev --
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Drawing Name
--



Sub-area performance against purpose (c)



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

Coordinate System: British National Grid

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Drawing Title

Sub-area performance against purpose (c): Plaxtol

Scale at A3

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Role

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Suitability

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Project Number

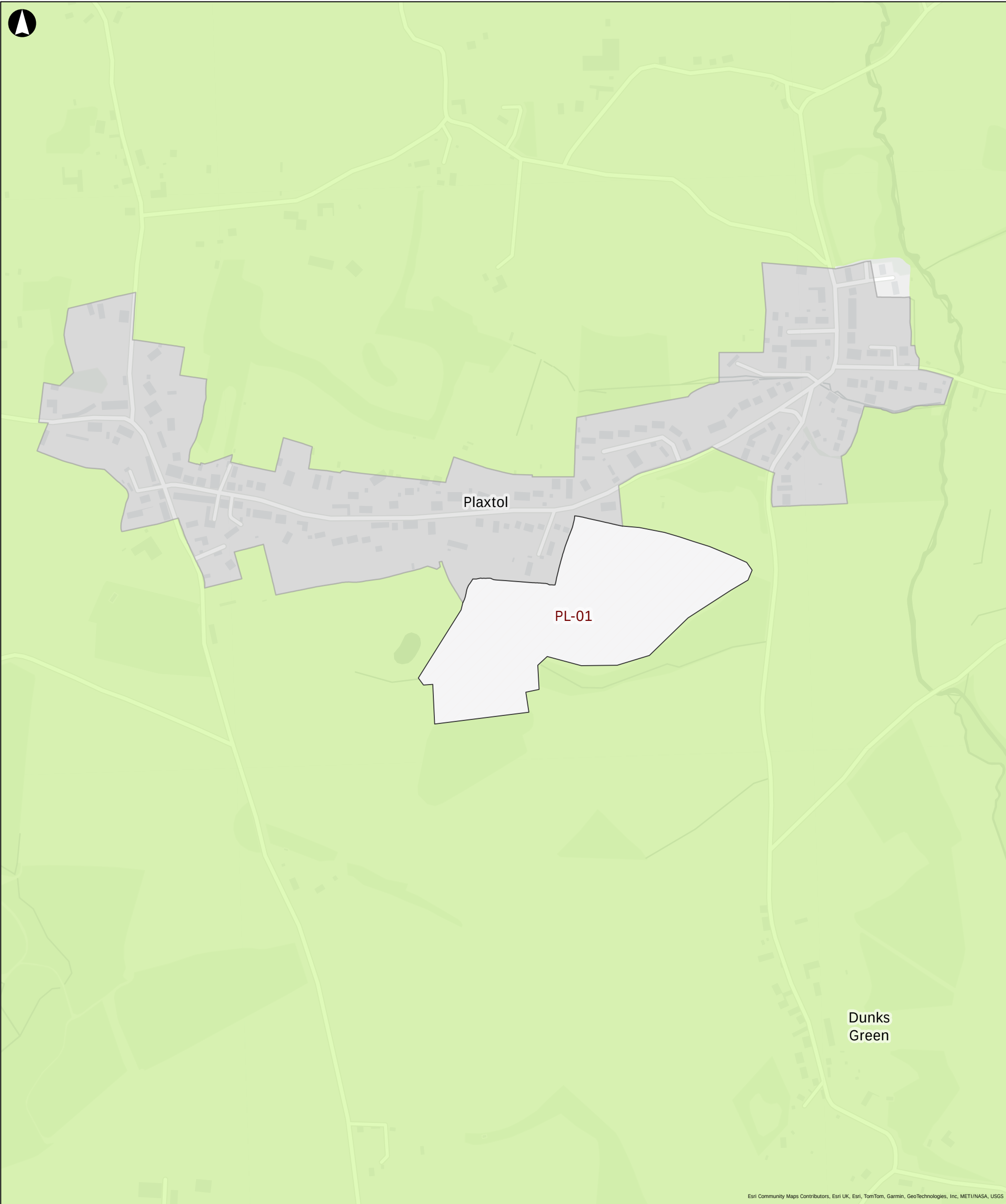
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Rev

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Drawing Name

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Sub-area performance against purpose (d)

- 5
- 3
- 1
- 0

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

Coordinate System: British National Grid

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Drawing Title

Sub-area performance against purpose (d): Plaxtol

Scale at A3

1:5,000

Role

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Suitability

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Project Number

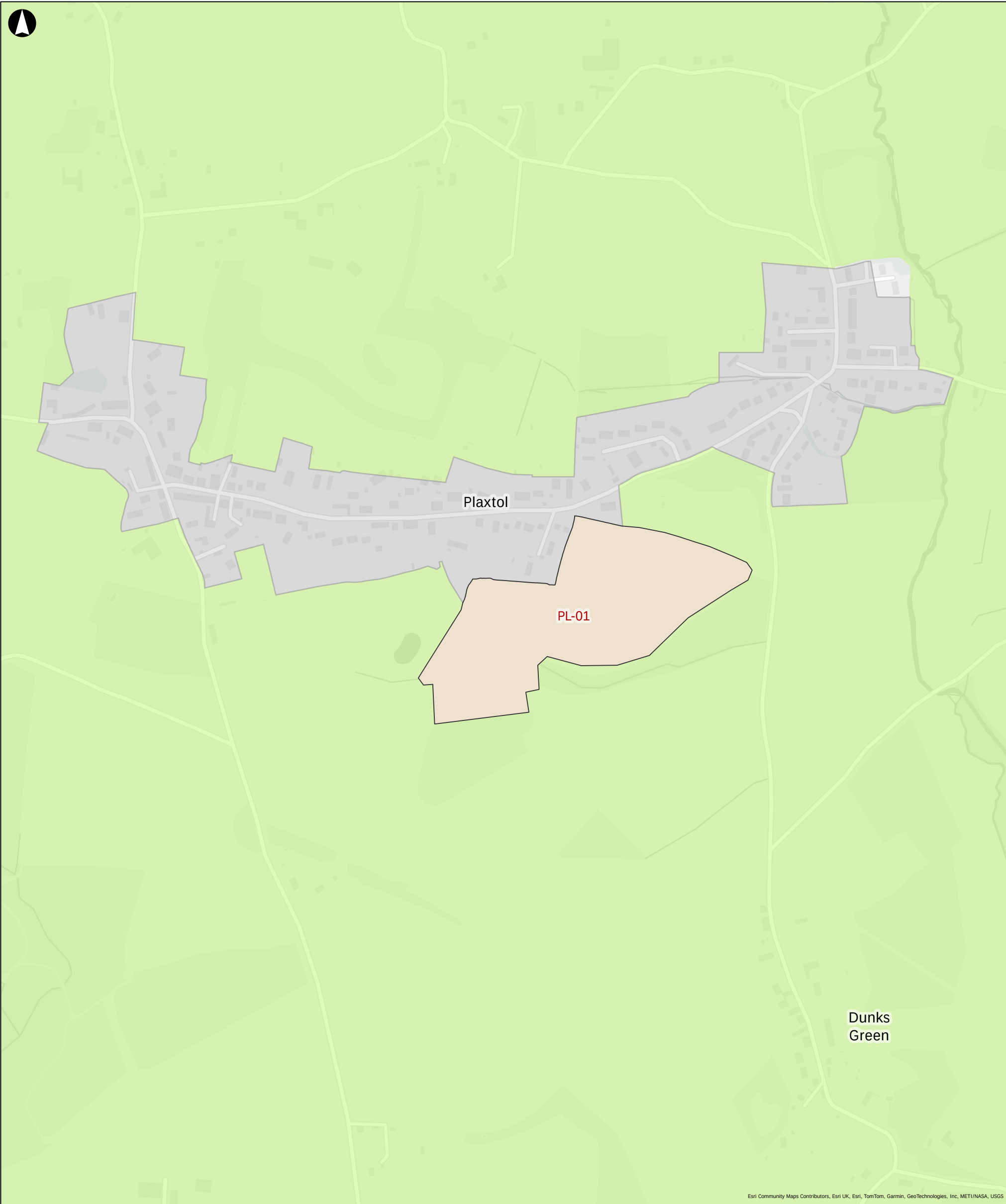
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Rev

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Drawing Name

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26/09/2025 10:26

Sub-area performance against purpose (e)

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

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

Coordinate System: British National Grid

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

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Drawing Title
Sub-area performance against purpose (e): Plaxtol

Scale at A3

1:5,000

Role

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Suitability

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Project Number

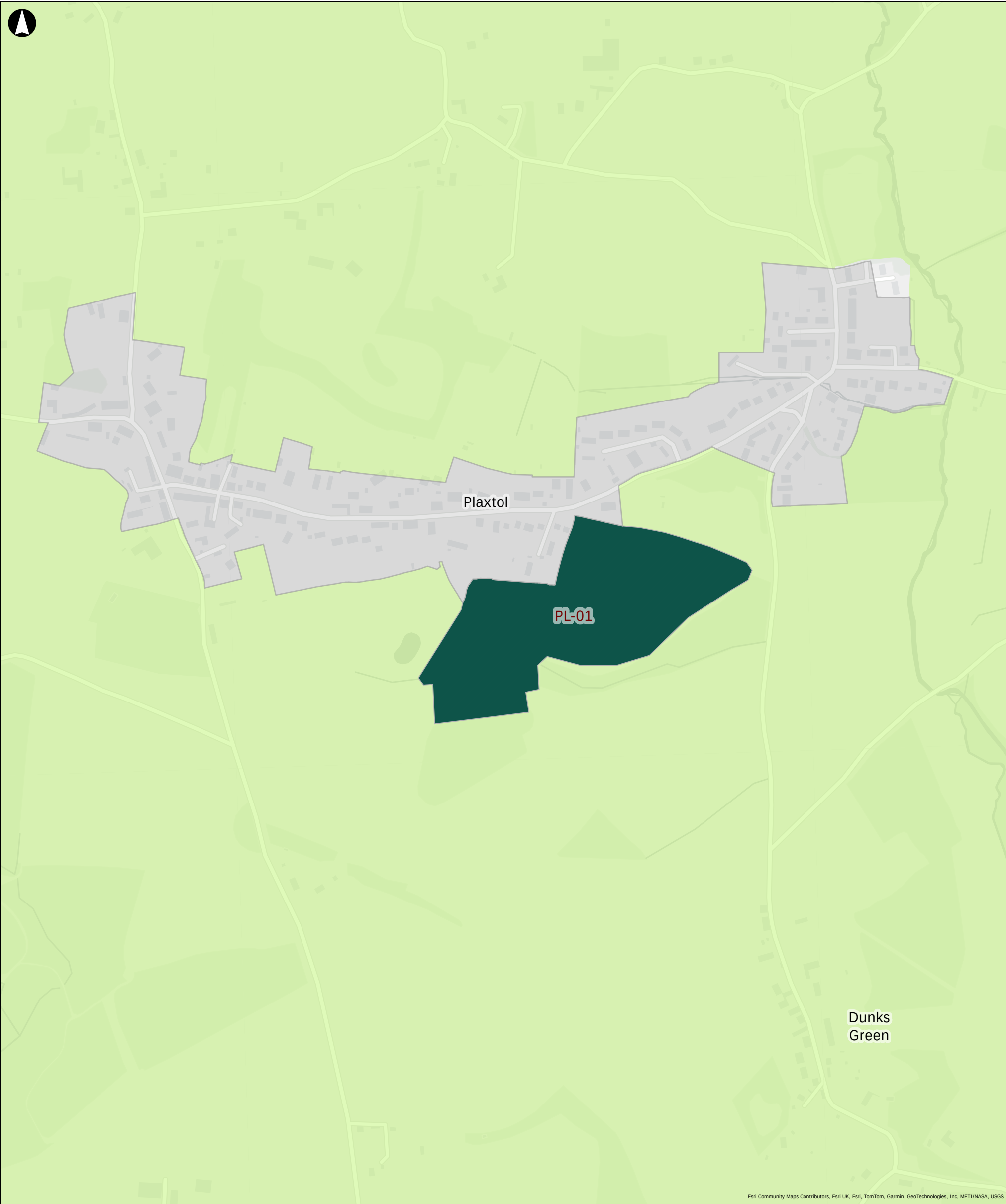
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Drawing Name

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Rev

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Overall NPPF Performance

- Strong
- Moderate
- Weak

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

Coordinate System: British National Grid

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Drawing Title
Overall sub-area performance against NPPF purposes: Plaxtol

Scale at A3

1:5,000

Role

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Suitability

--

Project Number

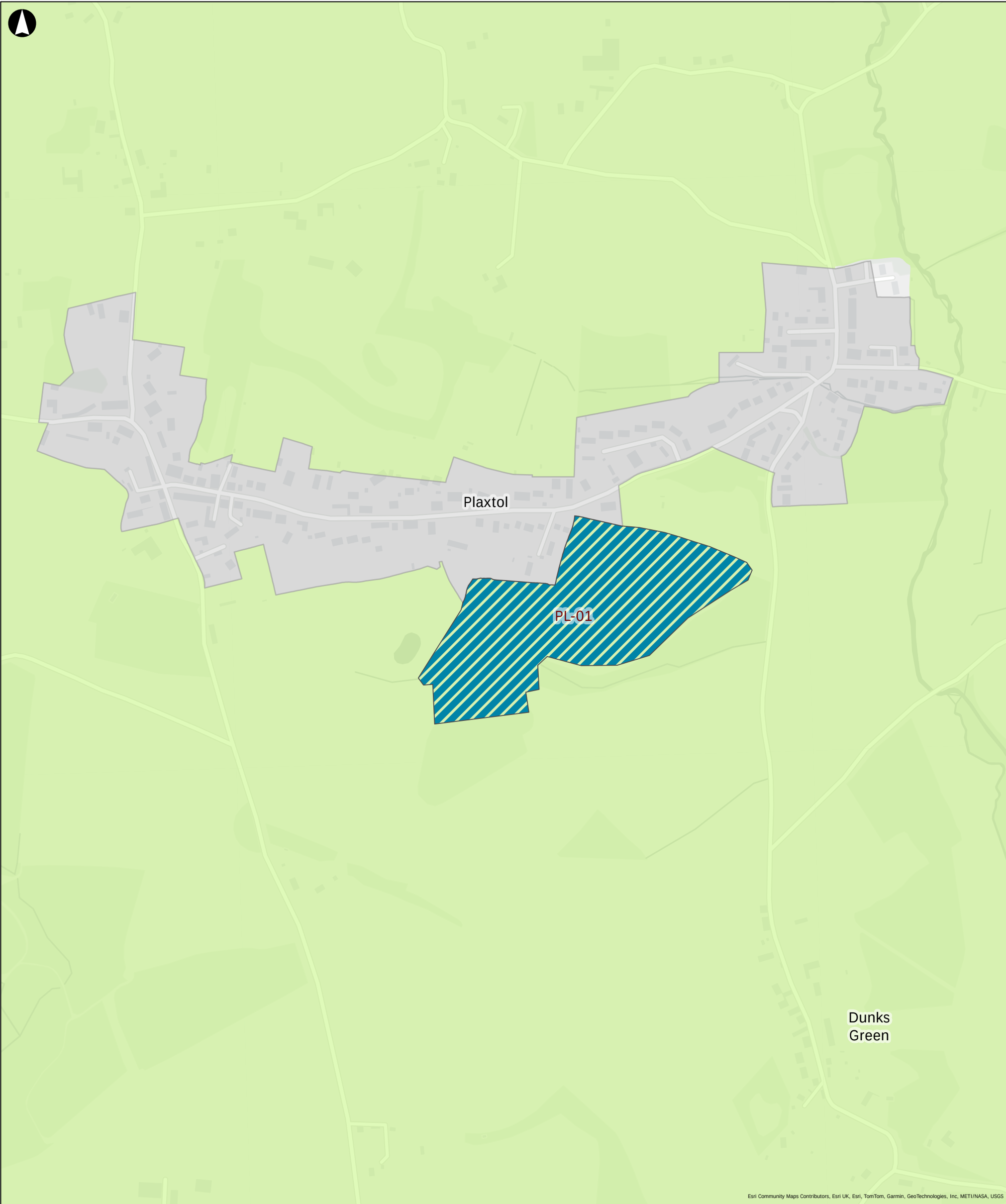
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Rev

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Drawing Name

--



20/08/2025 10:20

Provisional Grey Belt Identification

No

Yes

Local Authority Boundaries

Tonbridge & Malling Green Belt

Neighbouring Green Belt

Settlements

Coordinate System: British National Grid

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

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Tonbridge & Malling Green Belt Assessment

Drawing Title

Provisional Grey Belt Identification: Plaxtol

Scale at A3

1:5,000

Role

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Suitability

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Project Number

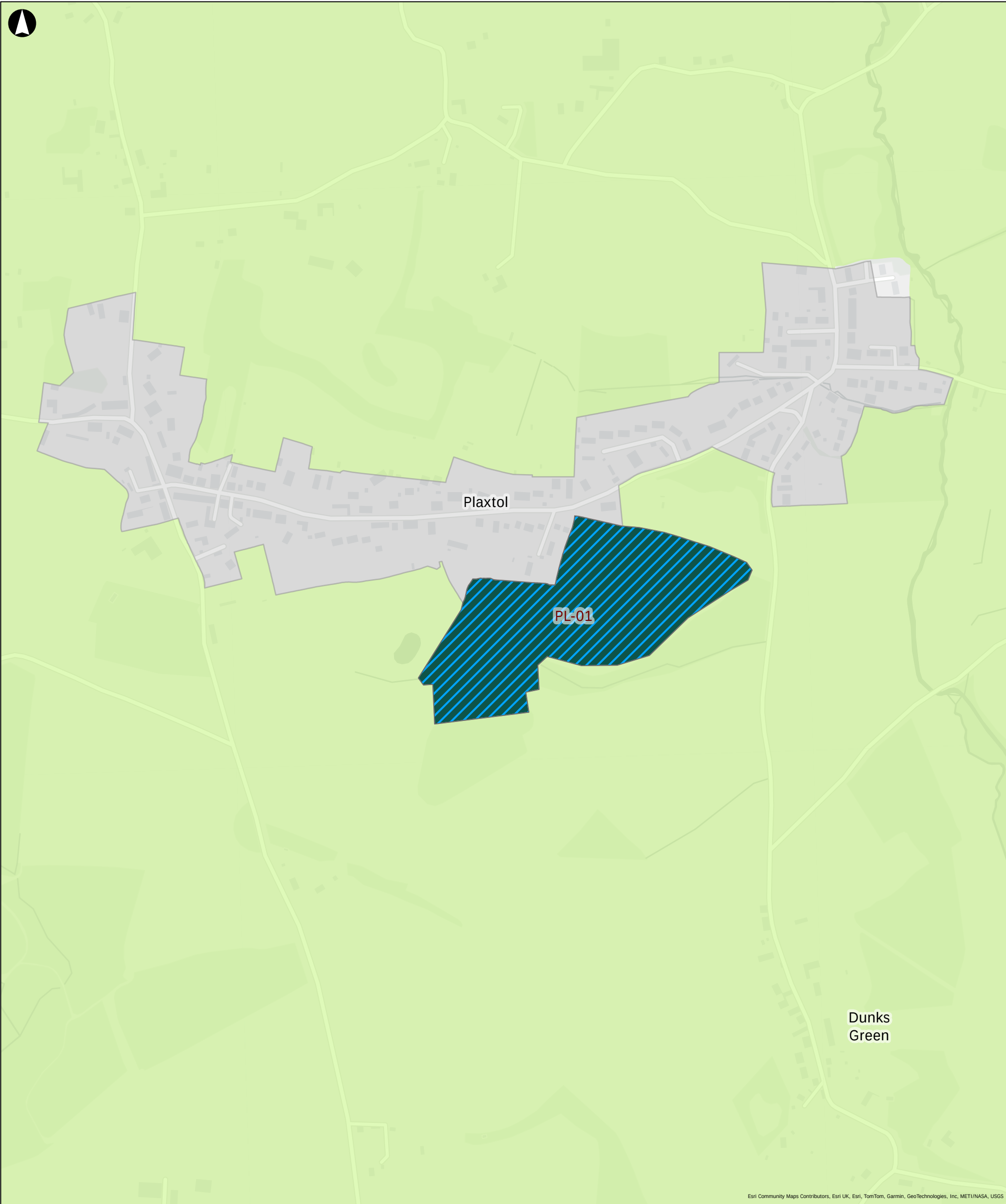
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Rev

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Drawing Name

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20/08/2025 09:52

Sub-area Categorisation

- Important
- Less Important
- Partly Less Important

Overall NPPF Performance

- Strong
- Moderate
- Weak

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

Coordinate System: British National Grid

--	Aug 2025	WJ	JH	KK	--
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Project Name

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Drawing Title

Sub-area Strategic Categorisation: Plaxtol

Scale at A3

1:5,000

Role

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Suitability

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Project Number

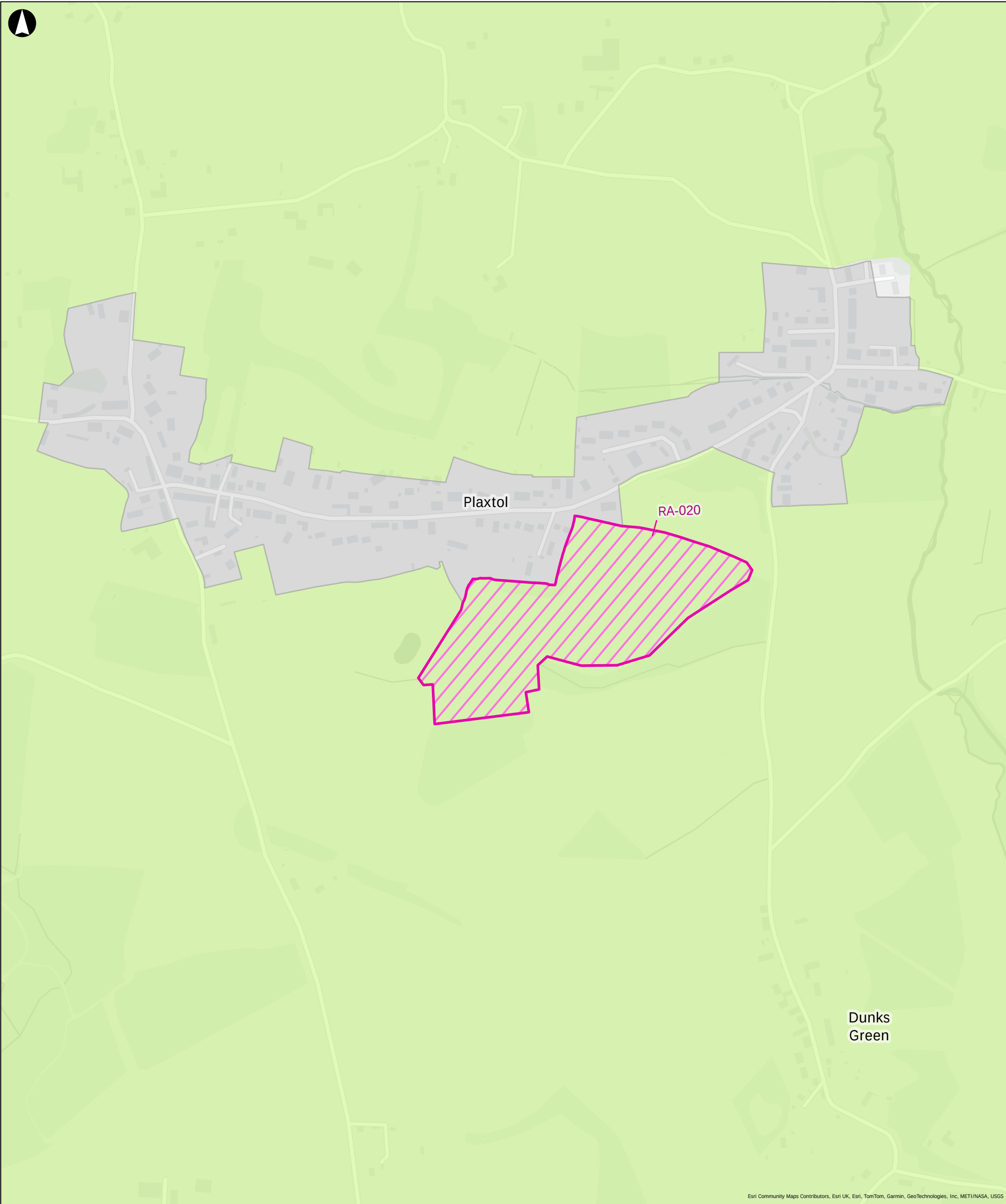
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Rev

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Drawing Name

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27/08/2025 15:31

-  Recommended Areas
-  Recommended in Combination

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

Coordinate System: British National Grid

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Project Name
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Drawing Title
Areas recommended for further consideration: Plaxtol

Scale at A3

1:5,000

Role

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Suitability

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Project Number

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Drawing Name

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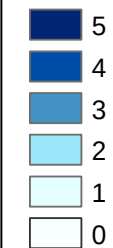
Rev

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A.15 Wrotham



Sub-area performance against purpose (a)



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

Coordinate System: British National Grid

--	Aug 2025	WJ	JH	KK	--
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Project Name

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Drawing Title

Sub-area performance against purpose (a): Wrotham

Scale at A3

1:7,000

Role

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Suitability

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Project Number

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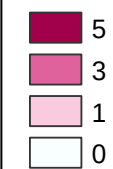
Drawing Name

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BG-10



Sub-area performance against purpose (b)



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

Coordinate System: British National Grid

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Project Name
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Drawing Title
Sub-area performance against purpose (b): Wrotham

Scale at A3

1:7,000

Role

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Suitability

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Project Number

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Drawing Name

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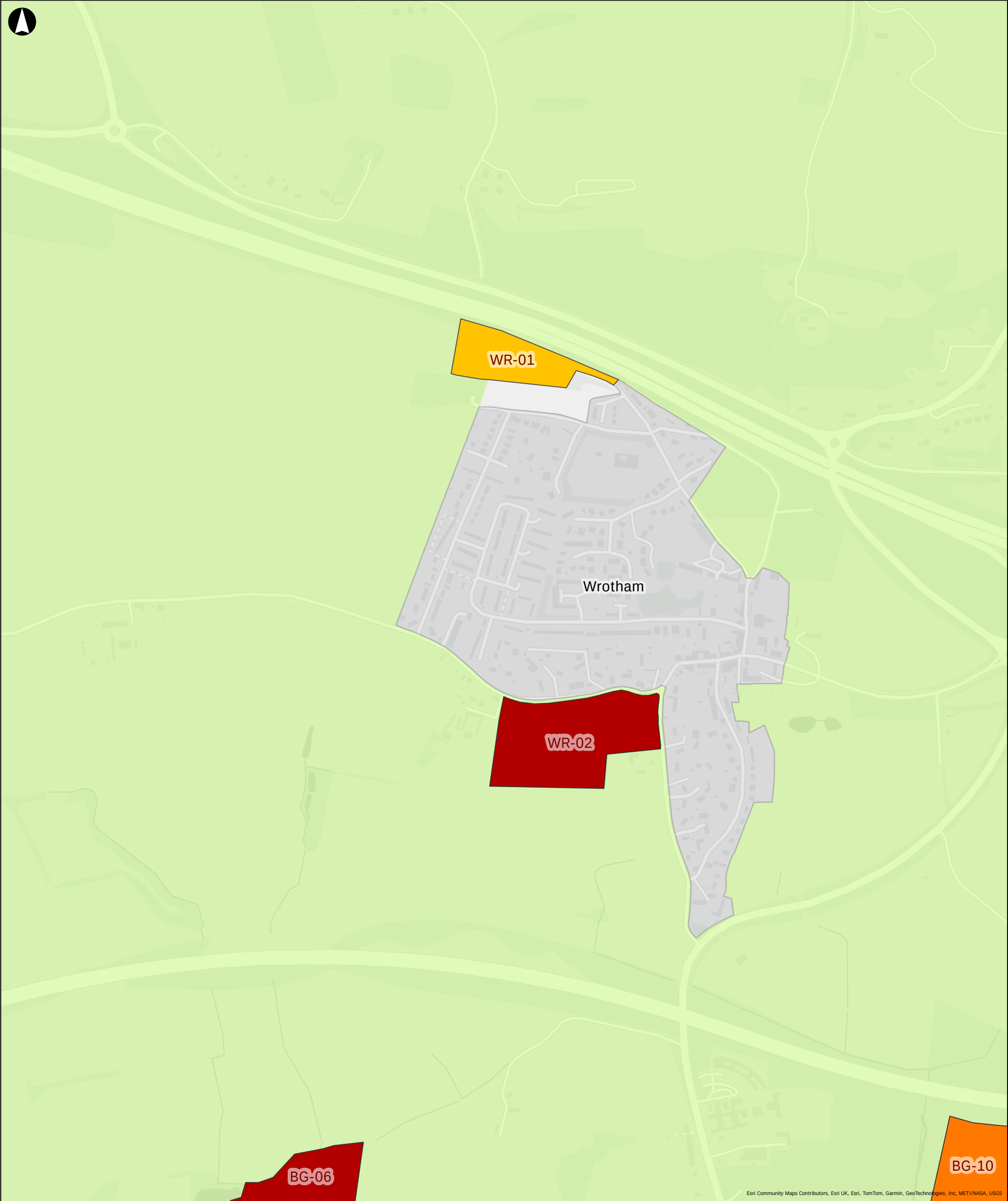
BG-10

BG-06

WR-01

WR-02

Wrotham



Sub-area performance against purpose (c)



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

Coordinate System: British National Grid

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Drawing Title
Sub-area performance against purpose (c): Wrotham

Scale at A3

1:7,000

Role

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Suitability

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Project Number

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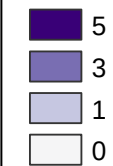
Drawing Name

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BG-10



Sub-area performance against purpose (d)



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

Coordinate System: British National Grid

--	Aug 2025	WJ	JH	KK	--
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Drawing Title

Sub-area performance against purpose (d): Wrotham

Scale at A3

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Role

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Suitability

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Project Number

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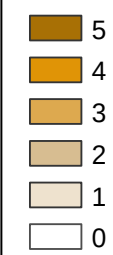
Drawing Name

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BG-10



Sub-area performance against purpose (e)



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

Coordinate System: British National Grid

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Drawing Title
Sub-area performance against purpose (e): Wrotham

Scale at A3

1:7,000

Role

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Suitability

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Project Number

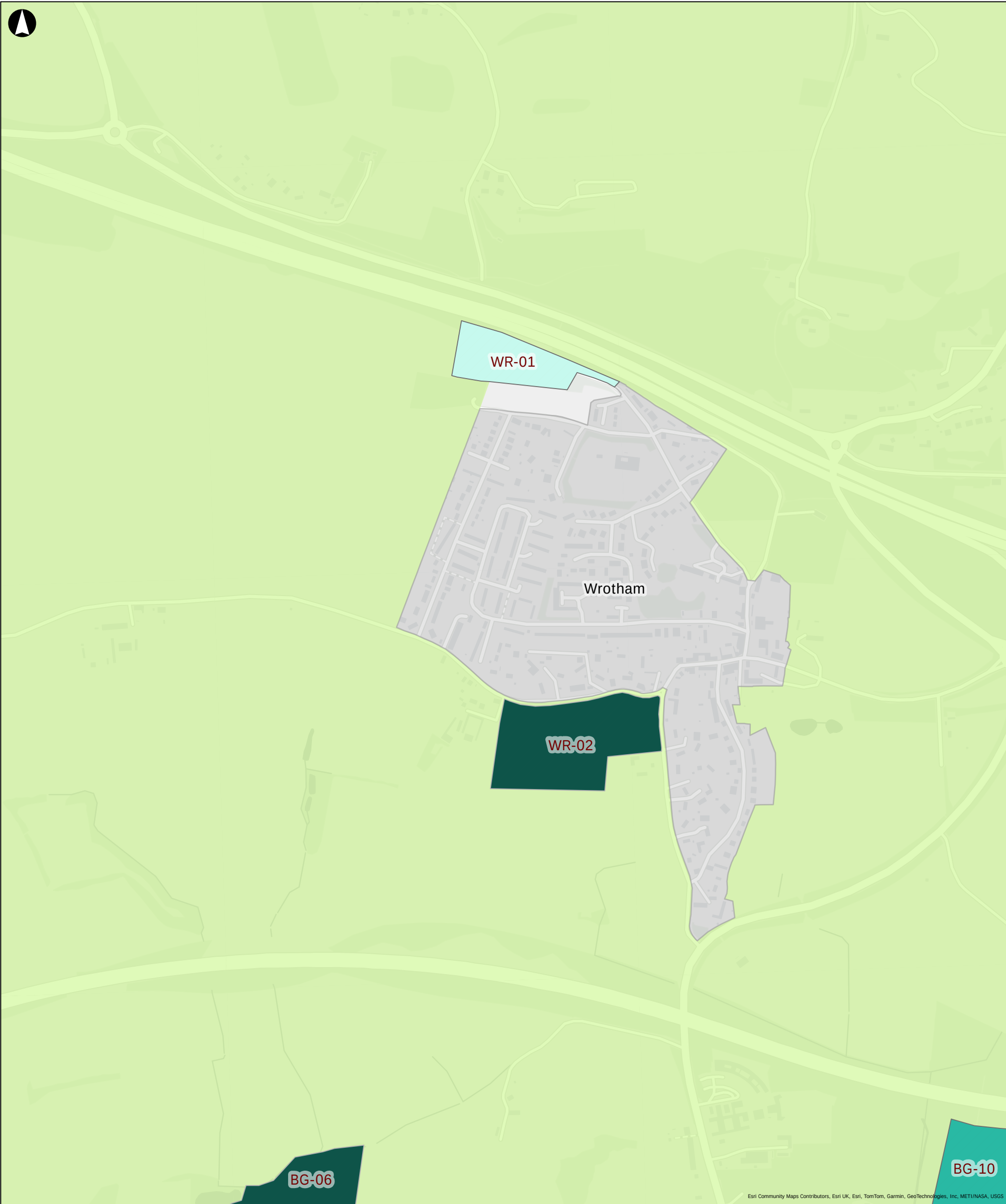
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Drawing Name

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Rev

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Overall NPPF Performance

- Strong
- Moderate
- Weak

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

Coordinate System: British National Grid

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Project Name
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Drawing Title

Overall sub-area performance against NPPF purposes: Wrotham

Scale at A3

1:7,000

Role

--

Suitability

--

Project Number

--

Rev

--

Drawing Name

--



Provisional Grey Belt Identification

- No
- Yes

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

Coordinate System: British National Grid

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Drawing Title
Provisional Grey Belt Identification: Wrotham

Scale at A3

1:7,000

Role

--

Suitability

--

Project Number

--

Drawing Name

--

BG-10



Sub-area Categorisation

- Important
- Less Important
- Partly Less Important

Overall NPPF Performance

- Strong
- Moderate
- Weak

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

Coordinate System: British National Grid

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Drawing Title
Sub-area Strategic Categorisation: Wrotham

Scale at A3

1:7,000

Role

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Suitability

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Project Number

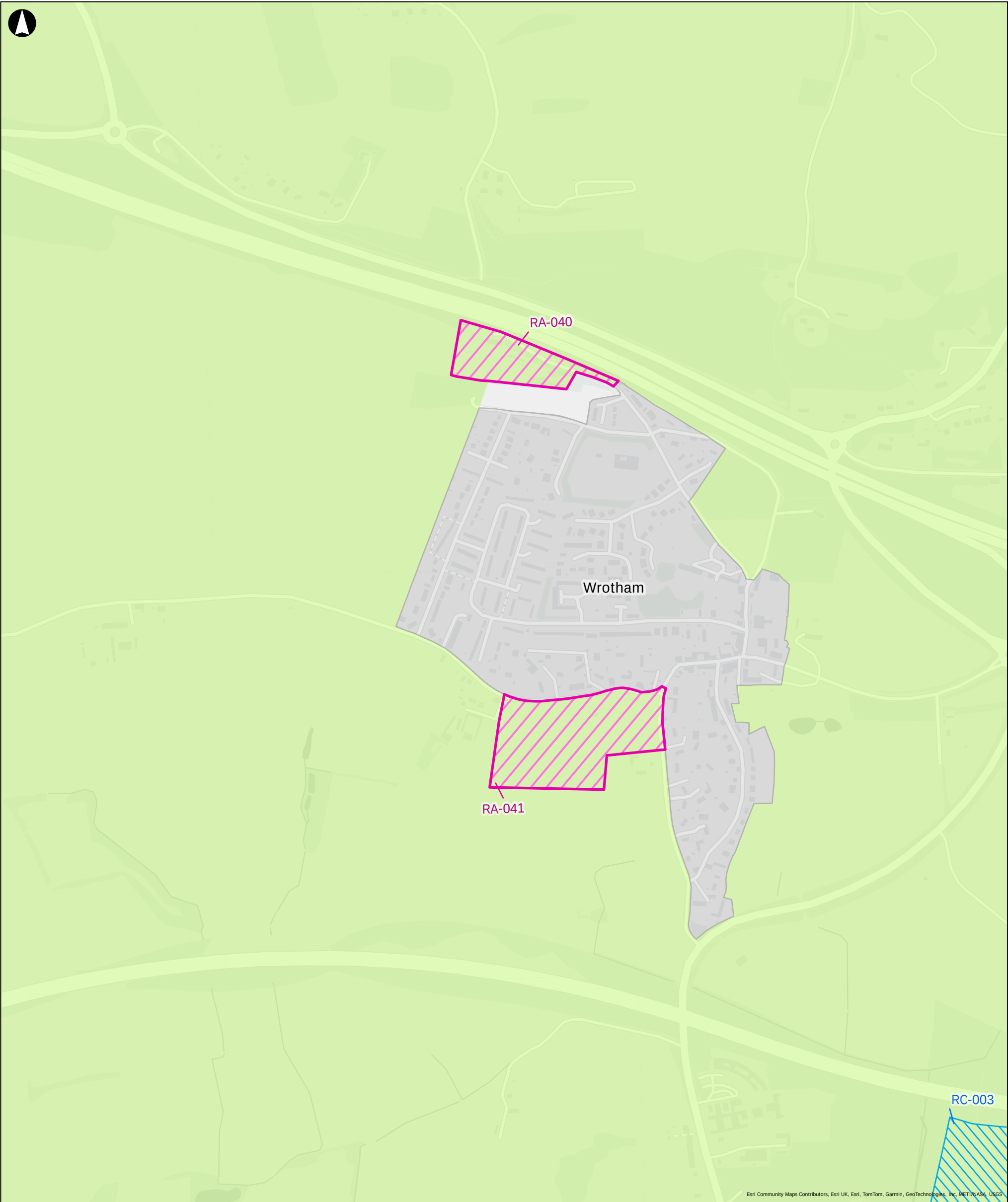
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Rev

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Drawing Name

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27/08/2025 15:31

-  Recommended Areas
-  Recommended in Combination

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

Coordinate System: British National Grid

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Project Name

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Drawing Title

Areas recommended for further consideration: Wrotham

Scale at A3

1:7,000

Role

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Suitability

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Project Number

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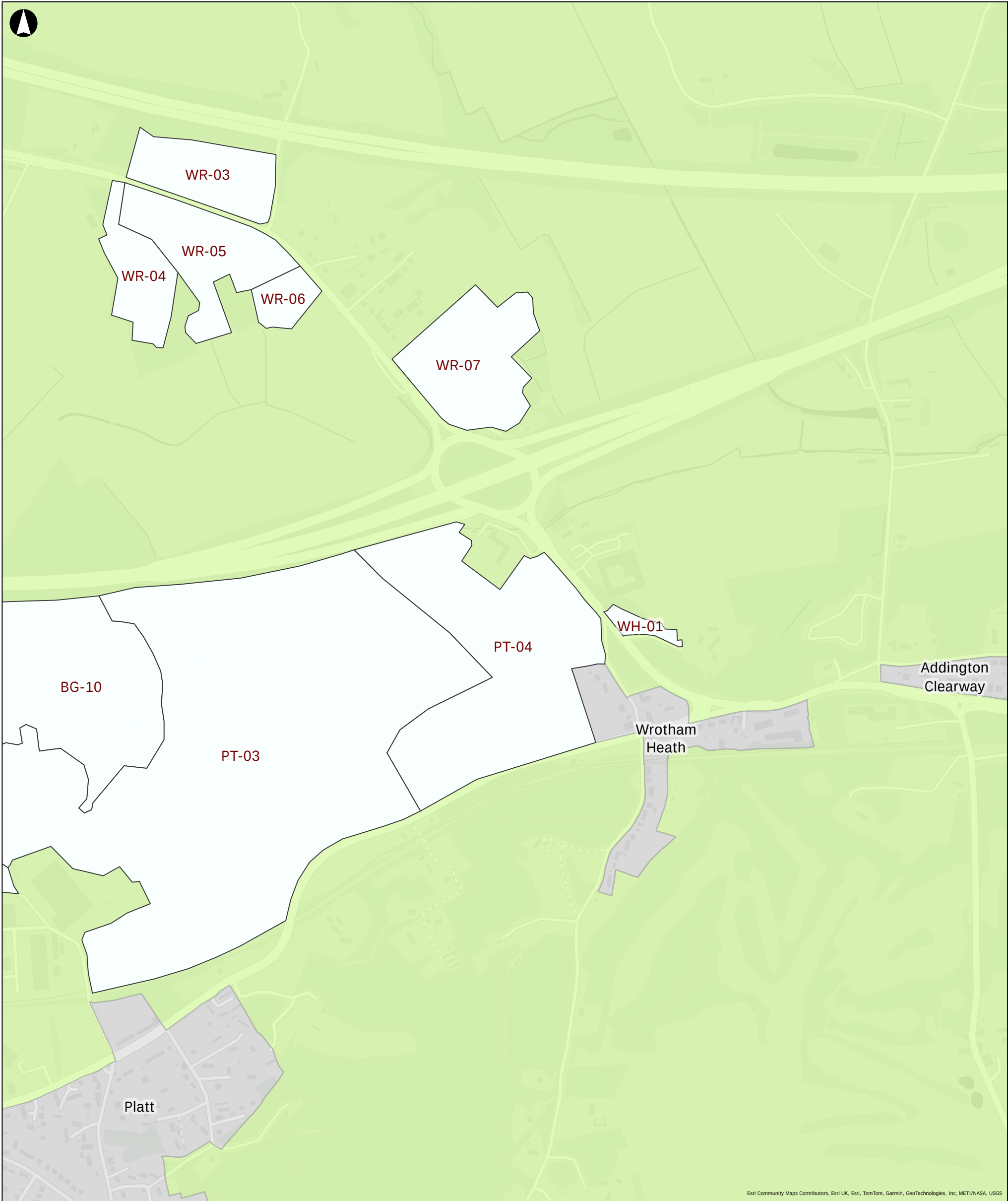
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Drawing Name

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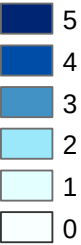
A.16 Wrotham Heath



20/08/2025 09:40

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Sub-area performance against purpose (a)



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

Coordinate System: British National Grid

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Drawing Title
Sub-area performance against purpose (a): Wrotham Heath

Scale at A3
1:7,000

Role

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Suitability

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Project Number

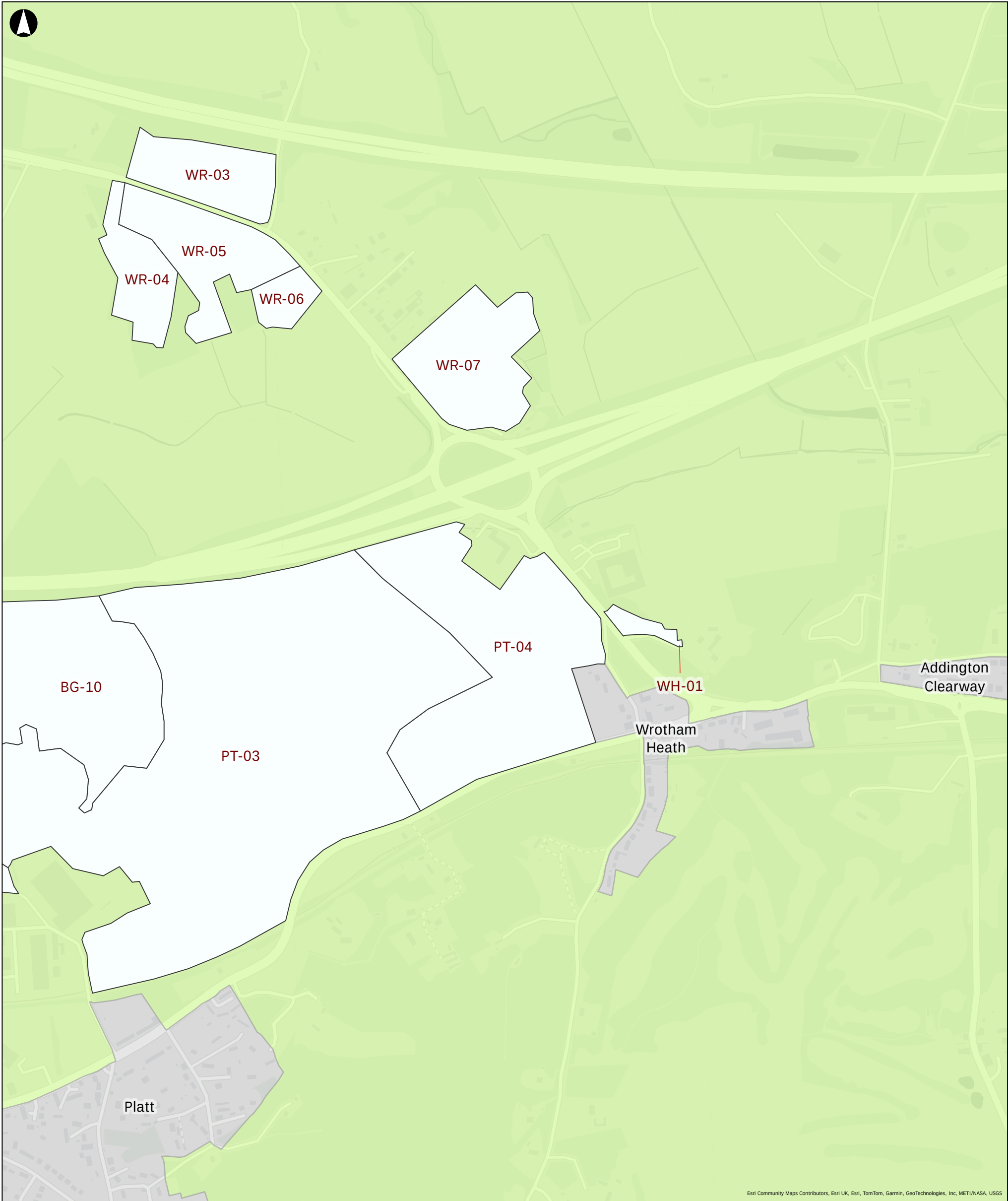
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Drawing Name

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Rev

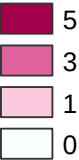
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Sub-area performance against purpose (b)



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

Coordinate System: British National Grid

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Project Name
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Drawing Title
Sub-area performance against purpose (b): Wrotham Heath

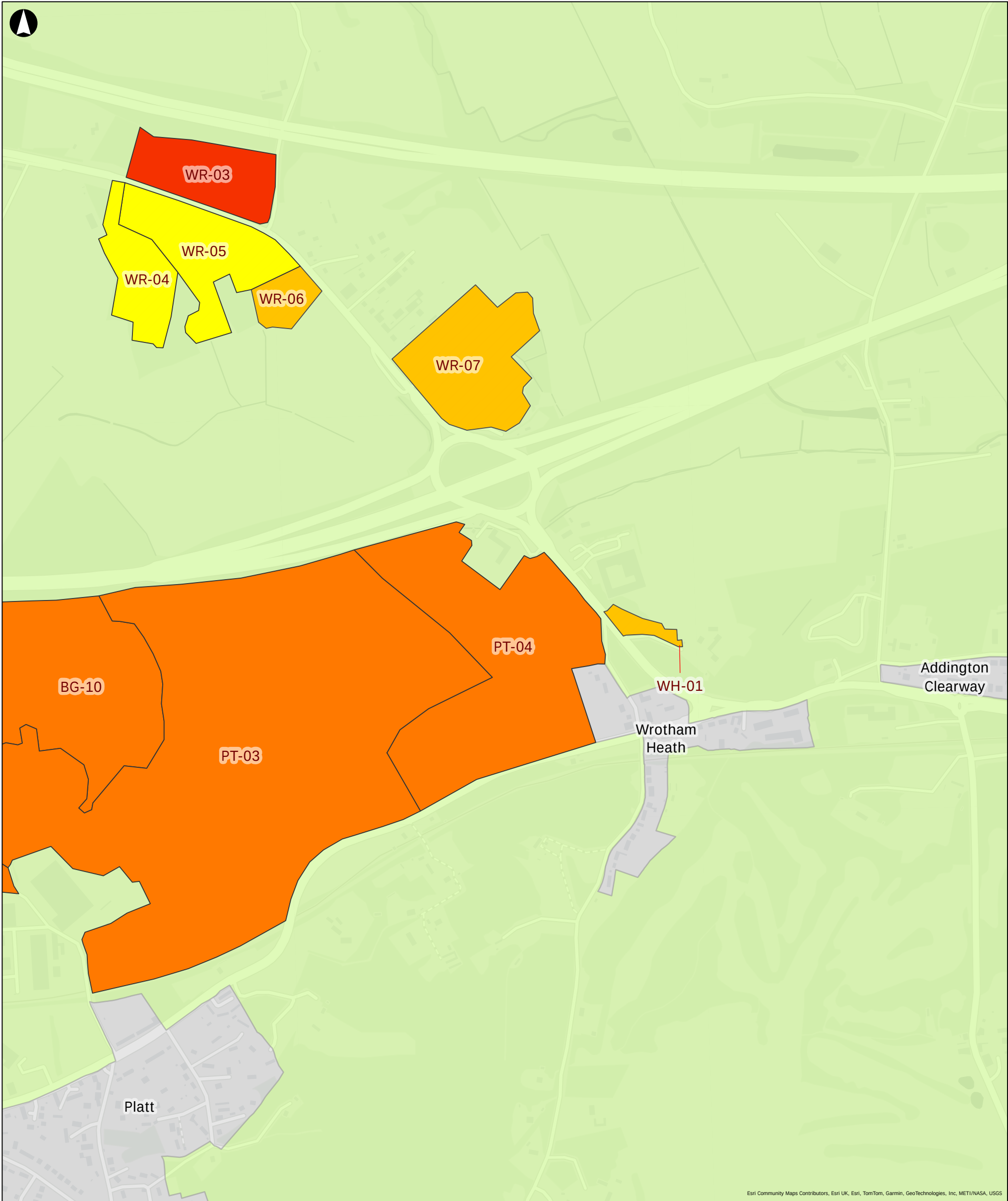
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1:7,000

Role
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Suitability
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Project Number --	Rev --
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Drawing Name
--



20/09/2025 09:31

Sub-area performance against purpose (c)



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

Coordinate System: British National Grid

--	Aug 2025	WJ	JH	KK	--
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Drawing Title

Sub-area performance against purpose (c): Wrotham Heath

Scale at A3

1:7,000

Role

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Suitability

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Project Number

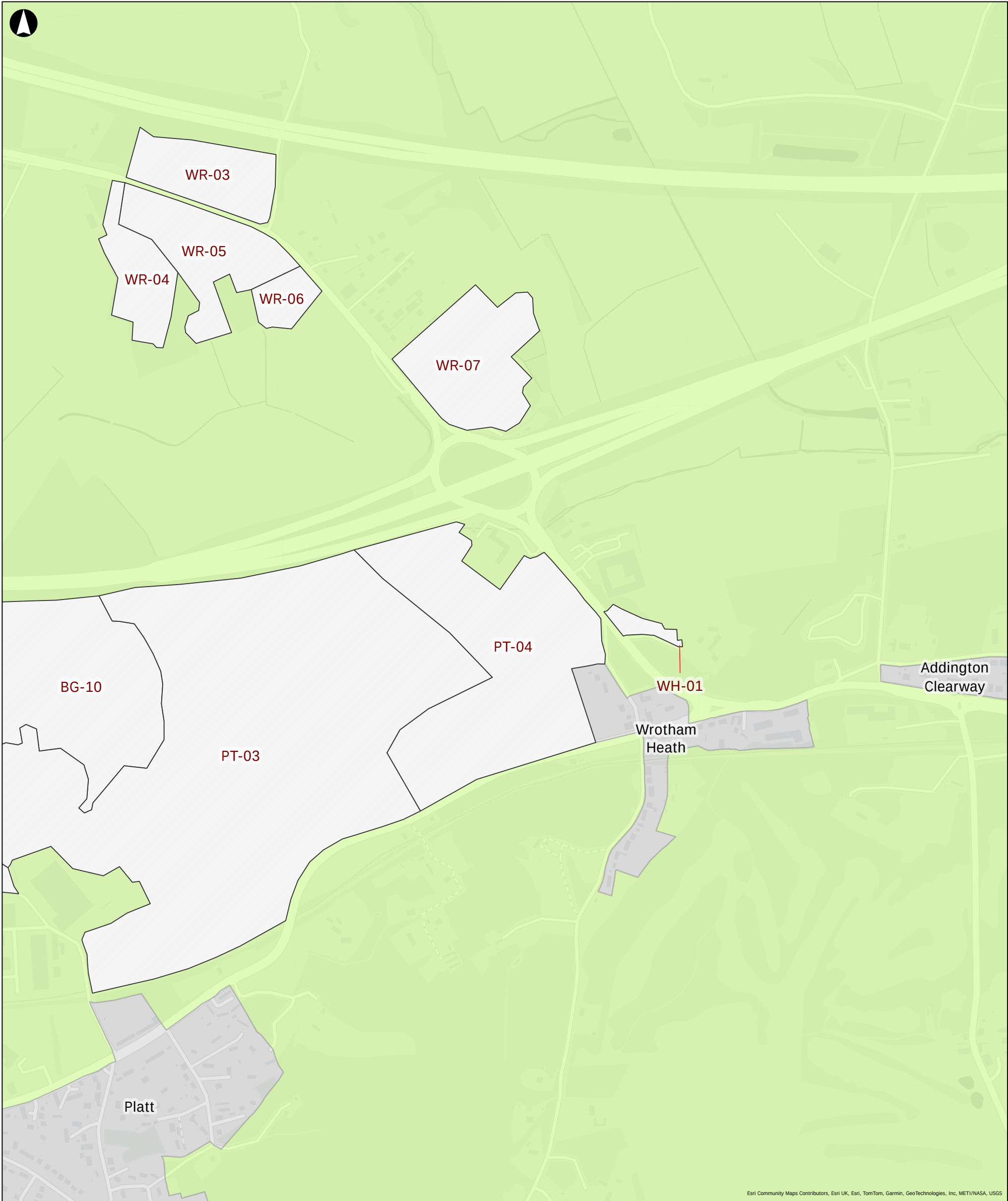
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Drawing Name

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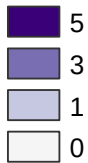
Rev

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20/08/2025 09:35

Sub-area performance against purpose (d)



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

Coordinate System: British National Grid

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Project Name

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Drawing Title

Sub-area performance against purpose (d): Wrotham Heath

Scale at A3

1:7,000

Role

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Suitability

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Project Number

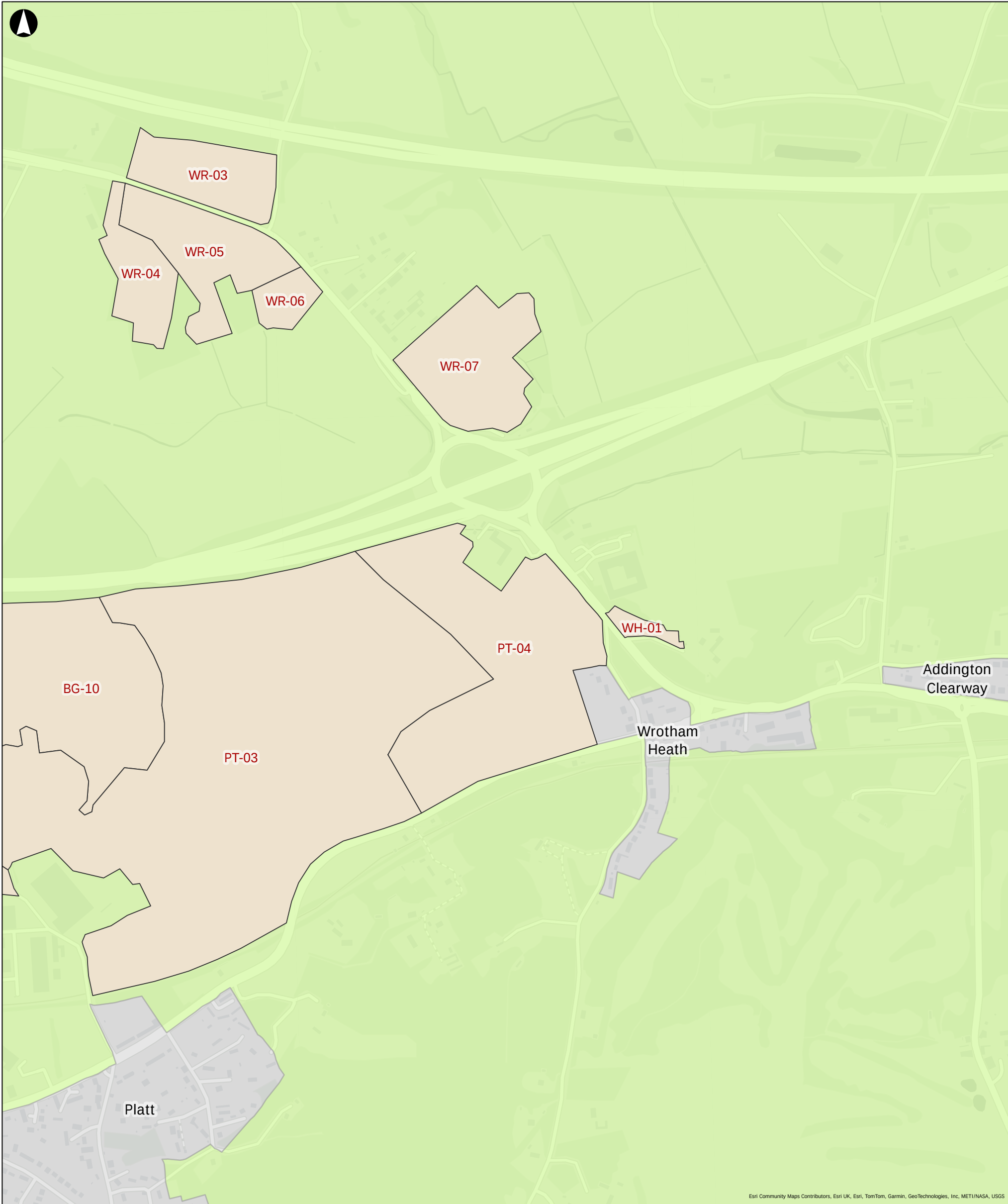
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Drawing Name

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Rev

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26/09/2025 10:26

Sub-area performance against purpose (e)

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

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

Coordinate System: British National Grid

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Drawing Title
Sub-area performance against purpose (e): Wrotham Heath

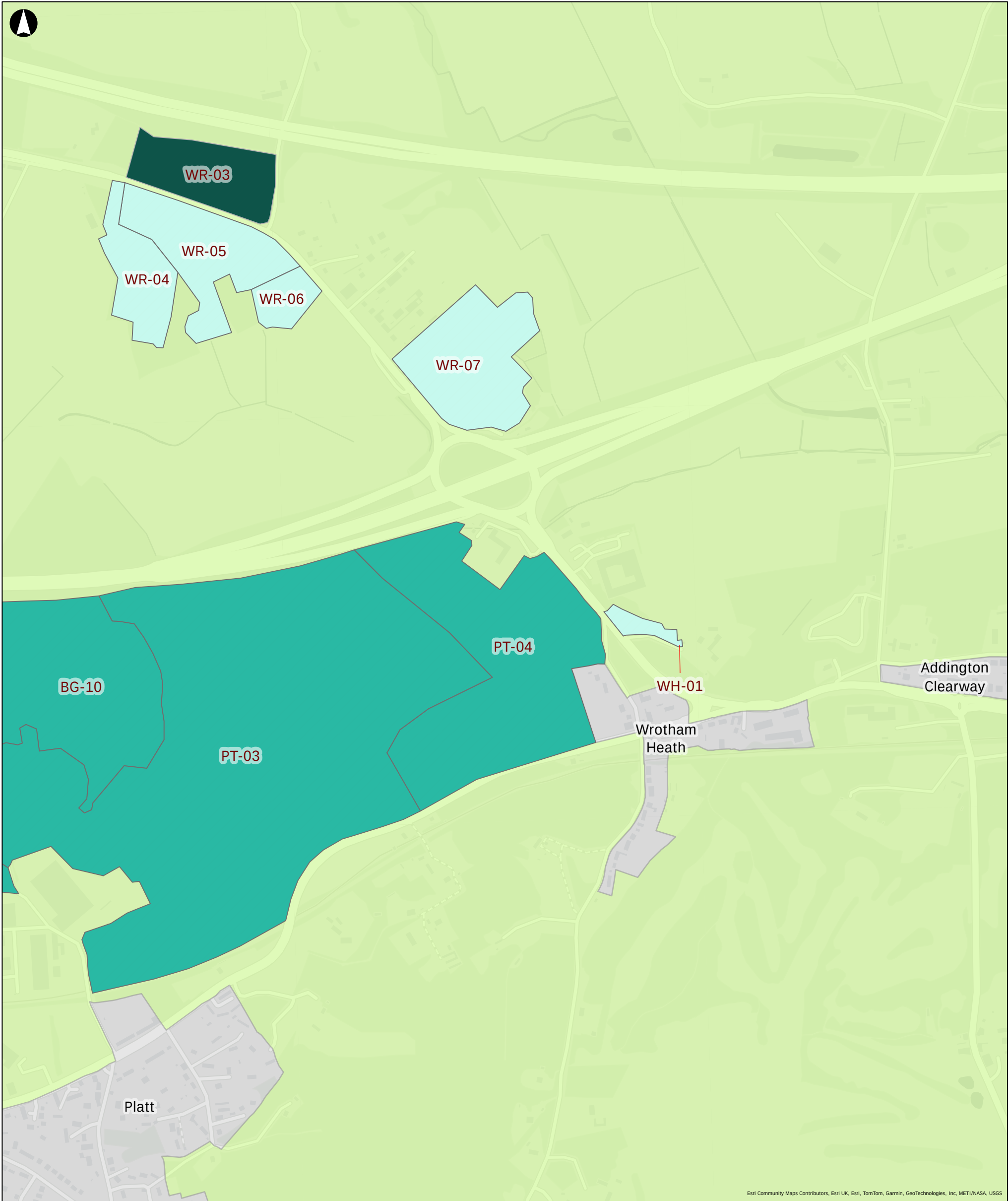
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Role
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Suitability
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Project Number --	Rev --
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Drawing Name
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20/08/2025 09:44

Overall NPPF Performance

- Strong
- Moderate
- Weak

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

Coordinate System: British National Grid					
--	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

Drawing Title

Overall sub-area performance against NPPF purposes: Wrotham Heath

Scale at A3

1:7,000

Role

--

Suitability

--

Project Number

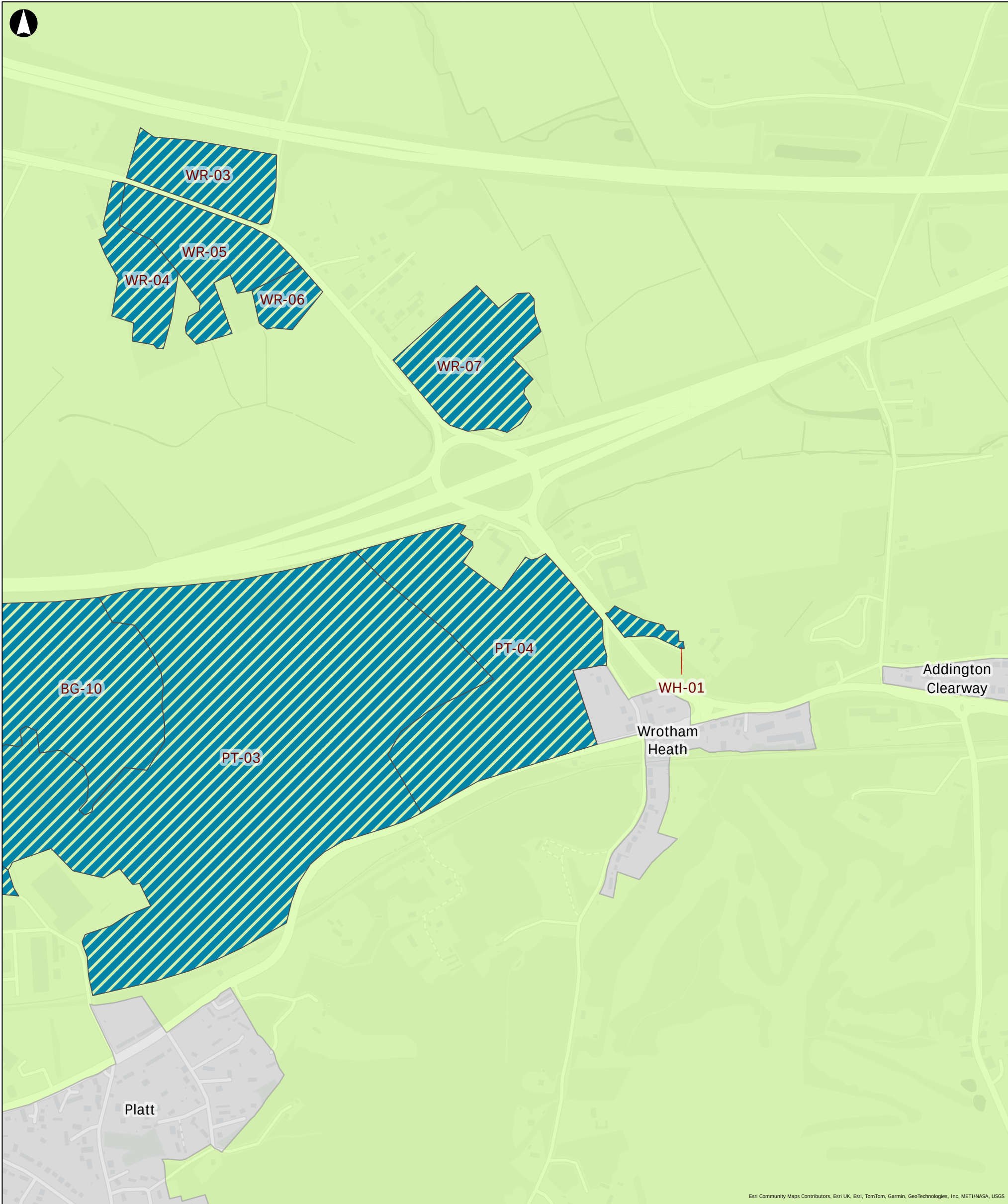
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Rev

--

Drawing Name

--



20/08/2025 10:20

Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS

Provisional Grey Belt Identification

- No
- Yes

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

Coordinate System: British National Grid

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

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Client
Tonbridge & Malling Borough Council

Project Name
Tonbridge & Malling Green Belt Assessment

Drawing Title
Provisional Grey Belt Identification: Wrotham Heath

Scale at A3

1:7,000

Role

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Suitability

--

Project Number

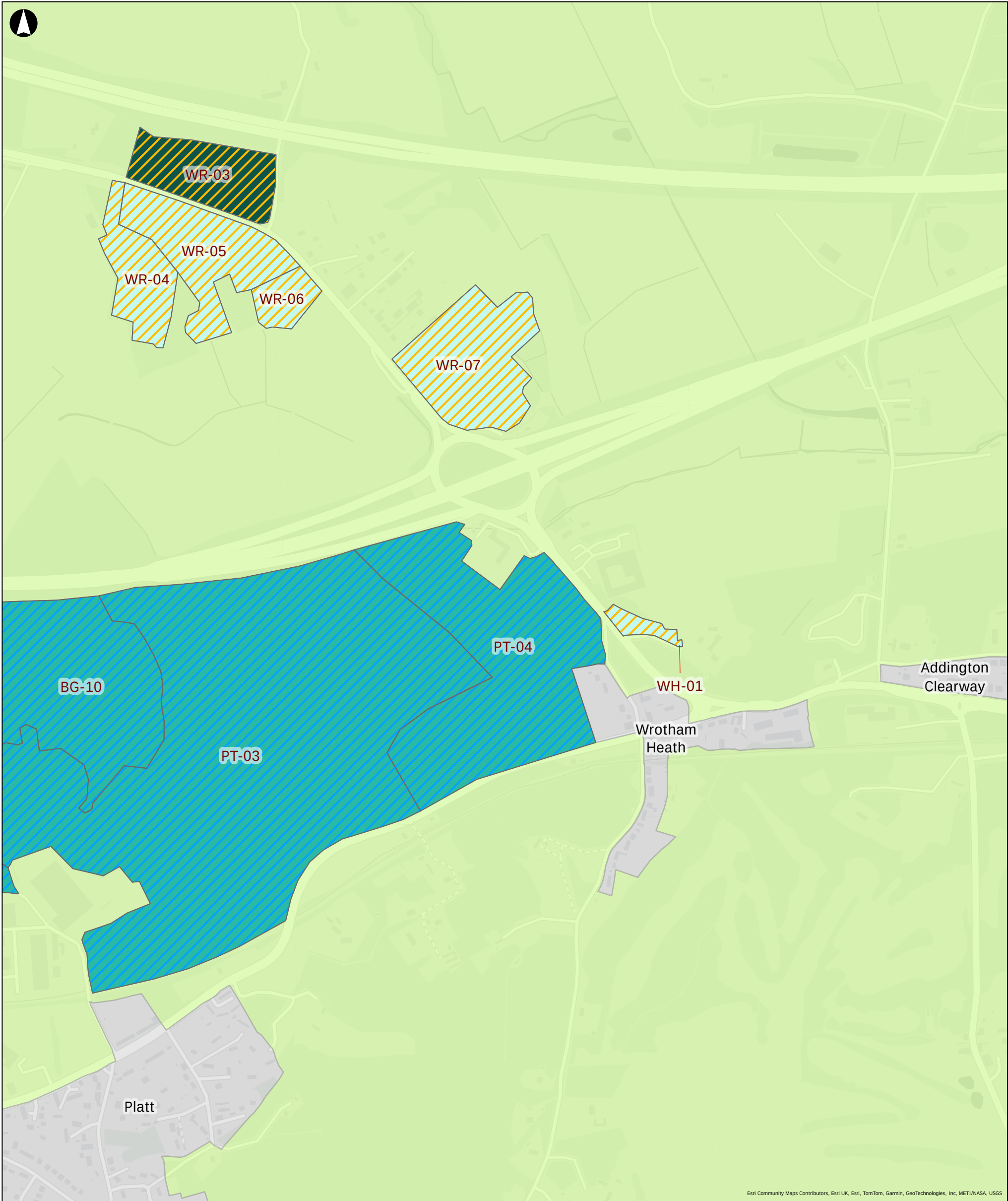
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Drawing Name

--

Rev

--



Sub-area Categorisation

Important

Less Important

Partly Less Important

Overall NPPF Performance

Strong

Moderate

Weak

Local Authority Boundaries

Tonbridge & Malling Green Belt

Neighbouring Green Belt

Settlements

Coordinate System: British National Grid

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Rev	Date	By	Chkd	Appd	Authd

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Client

Tonbridge & Malling Borough Council

Project Name

Tonbridge & Malling Green Belt Assessment

Drawing Title

Sub-area Strategic Categorisation:
Wrotham Heath

Scale at A3

1:7,000

Role

--

Suitability

--

Project Number

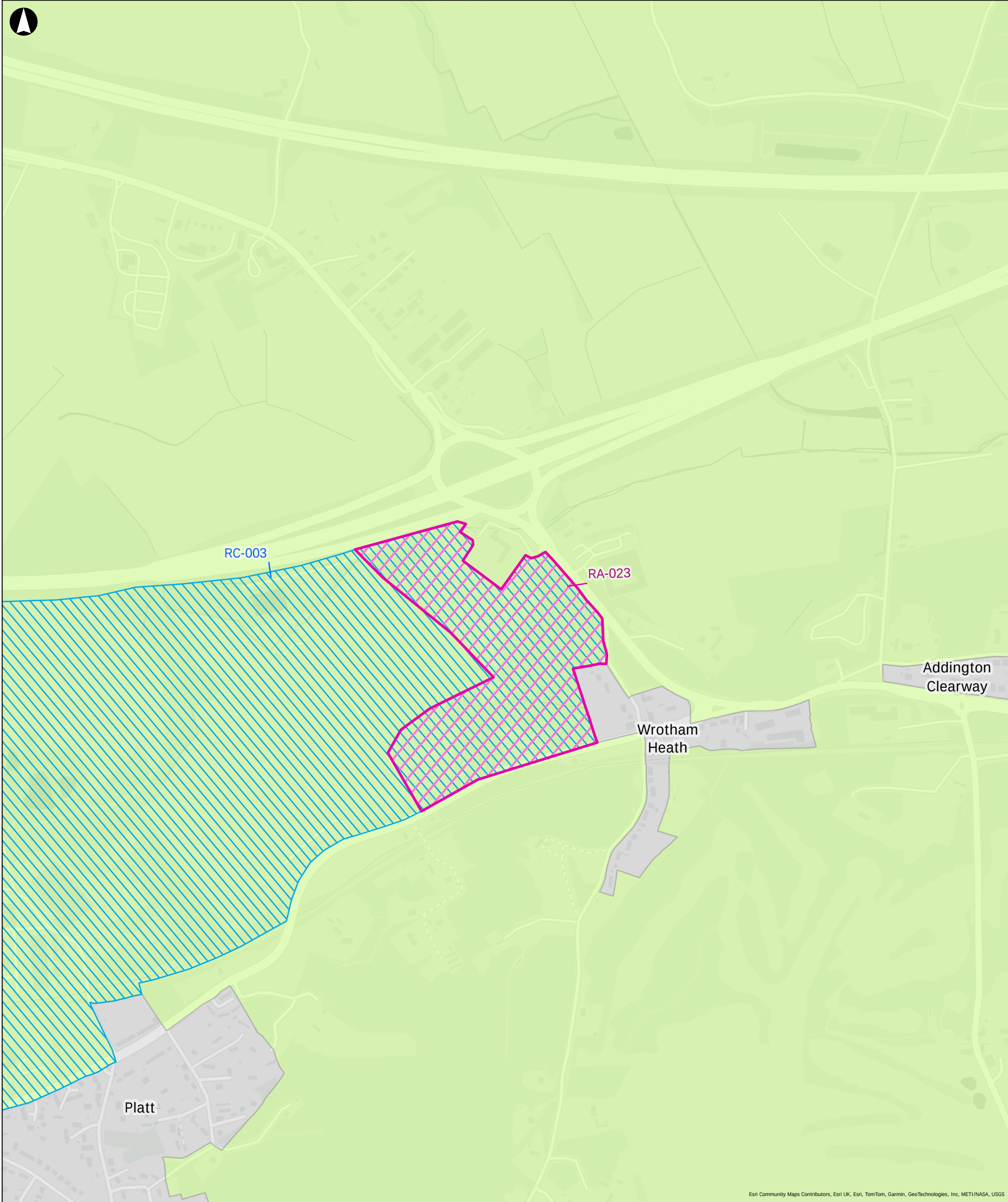
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Rev

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Drawing Name

--



27/08/2025 15:31

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- Recommended Areas
- Recommended in Combination

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

Coordinate System: British National Grid					
--	Aug 2025	WJ	JH	KK	--
Rev	Date	By	Chkd	Appd	Authd

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Client
Tonbridge & Malling Borough Council

Project Name
Tonbridge & Malling Green Belt Assessment

Drawing Title
Areas recommended for further consideration: Wrotham Heath

Scale at A3
1:7,000

Role
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Suitability
--

Project Number --	Rev --
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Drawing Name
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