

Summary of assessment of sub-area against NPPF purposes (a) - (d)

The sub-area performs weakly against the purposes overall. The sub-area does not meet purposes (a), (b) and (d), and performs weakly against purpose (c).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel P23	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	0	2	5
	NO	0			

Assessment of wider impact

At a more granular level, the sub-area performs similarly against purposes (a) and (b) and more weakly against purposes (c) and (d) compared to the Stage 1 parcel. The sub-area performs more weakly against purpose (c) as it is significantly covered by developed and therefore has a more urban and less open character than the Stage 1 parcel as a whole. The sub-area performs more weakly against purpose (d) due to its lack of direct visual relationship with the historic core of Tonbridge causing it to not play a role in preserving the historic setting of the town, whereas the Stage 1 parcel extends to take in land immediately adjacent to the town's historic core.

The sub-area adjoins TO-07 to its west, TO-09 to its south, and wider Green Belt to the north. The removal of the sub-area in isolation would create a 'hole' in the Green Belt, leaving a narrow strip of Green Belt to the east, covering an area of Flood Zone 3. This would threaten the integrity of the wider Green Belt and contribute to an irregular pattern of development if not also removed. As the sub-area is already significantly developed, its removal would not be likely to contribute to a perception of sprawl, or introduce new urbanising influences to the surrounding Green Belt.

Removal of the sub-area in combination with TO-07 would result in significant encroachment of the urban area into the countryside and would significantly enclose an area of wider Green Belt to the south, including TO-08 and TO-09, undermining the wider Green Belt's role in safeguarding the countryside from encroachment. As TO-07 sits across the crest of a ridgeline, it has a strong visual connection to the wider Green Belt to the north, including TO-11 and TO-12, and its removal would therefore bring new urbanising influences to a wider area of Green Belt, diminishing its overall openness.

Removal of the sub-area in combination with TO-09 would be a highly irregular extension of the settlement of Tonbridge & Hilden Park, and would undermine the wider Green Belt's role in preventing sprawl. The removal of the sub-areas would leave a narrow 'finger' of Green Belt to the east covering an area of Flood Zone 3, and would bring significant enclosure to areas of Green Belt to the south and west. This would undermine the integrity of the wider Green Belt, and undermine the Green Belt's overall role in safeguarding the countryside from encroachment. As TO-09 consists predominantly of urban land uses, particularly towards the north where managed sports pitches have a clear functional relationship with development within the sub-area, it already has a less rural and open character. The removal of the northern part of TO-09 alongside the sub-area would therefore not be likely to result in significant new urbanising influences being brought to the surrounding Green Belt, or result in a significant perception of sprawl. The removal of the northern part of TO-09 alongside the sub-area would produce a 'hole' in the Green Belt, which would threaten the integrity of the wider Green Belt and contribute to an irregular pattern of development if the area of Flood Zone 3 separating the sub-areas from Tonbridge to the east was not also removed.

In combination with a wider cluster of sub-areas (TO-02, TO-03, TO-04, TO-05, TO-06, TO-07, TO-08 and TO-09), the removal of the sub-area would constitute disproportionate and irregular sprawl of the settlement of Tonbridge and Hilden Park, significantly undermining the Green Belt's overall role in preventing sprawl. As TO-07 and TO-06 sit across the crest of a ridgeline, development within the cluster would also be visible from further afield to the north, bringing new urbanising influences to a wider area of Green Belt and diminishing its overall openness.

Summary of wider assessment

Overall, the sub-area plays a less important role with respect to the Stage 1 parcel, and its release in isolation, or in combination with part of TO-09, is not likely to harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	There are no inner boundaries. The outer boundaries to the north, east and south are predominantly not readily recognisable or necessarily likely to be permanent. If the sub-area was released the new inner Green Belt boundary would not meet the NPPF definition of being readily recognisable and likely to be permanent. The new boundary would require strengthening.
--	--

Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs weakly against the NPPF purposes and makes a less important contribution to the wider Green Belt. Recommended for further consideration with areas of Flood Zone 3 to the north and east as RA-031 or in combination with part of TO-09 and areas of neighbouring Flood Zone 3 as RC-012.
------------------------------------	---

Recommended Area Map

Legend

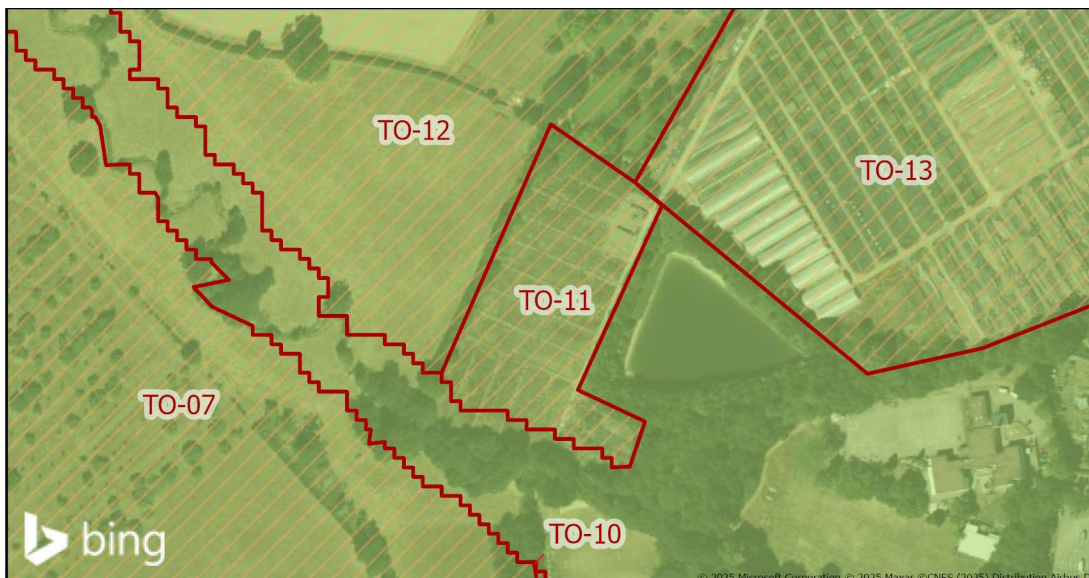
-  Recommended Areas
-  Recommended in Combination
-  Settlements
-  Local Authority Boundaries
-  Tonbridge & Malling Green Belt
-  Neighbouring Green Belt



Legend

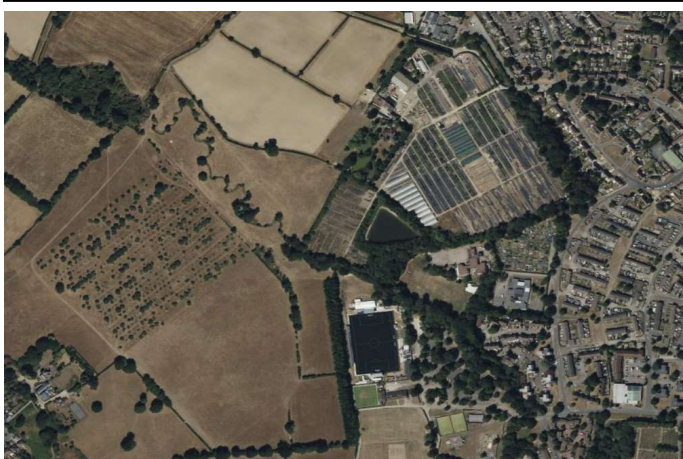
-  Local Authority Boundaries
-  Tonbridge & Malling Green Belt
-  Settlements
-  Sub-areas for Assessment

0 130 m



Boundaries

The sub-area is bounded to the north and east by mature tree lines, to the south by the edge of Flood Zone 3 along a minor watercourse (Hilden Brook), and to the west by a mature tree line. Inner boundary: none. Outer boundary: north, east, south, west.



Aerial photography used as a result of limited access to sub-area. (Bing Maps, May 2025).

Assessment of sub-area against NPPF Purposes (a) - (d)
Sub-area Assessment Summary

Sub-area scores	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	0	5	0
	NO	0			

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

(a) Land parcel is located at the edge of a large built-up area	The sub-area is not at the edge of a large built-up area in physical or perceptual terms.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area does not meet purpose (a).

Purpose (b) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	Due to the scale of the gap between Tonbridge and Hilden Park and any other town, the sub-area makes no discernible contribution to the separation of towns in physical or perceptual terms.
---	--

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

Protects the openness of the countryside and is least covered by development	The sub-area is not covered by any built form. The sub-area consists of an open field. Due to being located on one side of a slight valley, the sub-area has strong views towards the wider countryside on the other side of the valley to the south. Overall, the sub-area has a strongly unspoilt rural character.
--	--

Purpose (d) To preserve the setting and special character of historic towns

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside	The sub-area does not abut an identified historic town or provide views to a historic town and does not meet this purpose.
---	--

Summary of assessment of sub-area against NPPF purposes (a) - (d)

The sub-area meets the purposes strongly overall. The sub-area does not meet purposes (a), (b) or (d), but performs strongly against purpose (c).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel P21	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	3	3	1
	NO	0			

Assessment of wider impact

At a more granular level, the sub-area performs similarly against purpose (a), more weakly against purposes (b) and (d), and more strongly against purpose (c) compared to the Stage 1 parcel. The sub-area performs more weakly against purpose (b) due to its much smaller scale, causing it to play a much lesser part of the gap between any towns. The sub-area performs more strongly against purpose (c) due to being not covered by any development, thus having a more open and rural character. The sub-area performs more weakly against purpose (d) due to its distance from the historic core of Tonbridge, compared to the Stage 1 parcel which extends closer to the historic town and forms a larger part of its setting.

The sub-area adjoins TO-13 to the north-east, TO-12 to the west and north-west, and wider Green Belt to the east and south. The release of the sub-area in isolation would result in a 'hole' in the Green Belt, which would undermine the Green Belt's overall integrity. The release of the sub-area would cause the Green Belt to the east, including TO-13, to become enclosed by development, diminishing its role in safeguarding the countryside from sprawl. However, in practice this effect would be reduced as this area already consists of a plant nursery, and the wider Green Belt to the south-east contains two schools and allotments. As woodland to the east of the sub-area significantly reduces visual connection with that development and the urban edge, the sub-area's removal would represent the sprawl of development into previously undeveloped countryside and would diminish the Green Belt's overall sense of openness. This would in particular impact the openness of TO-12, due to the lack of significant visual barrier between it and the sub-area. The sub-area additionally rises from a slight valley, meaning that its release would be likely to introduce new urbanising influences to the Green Belt on the other side of the valley, including TO-07.

In combination with TO-13, the release of the sub-area would enclose Green Belt to the south-east, affecting its role with regard to safeguarding the openness of the countryside and preventing sprawl. As this area already contains development, however, the impact is not likely to be significant. As TO-13 already contains development, its release alongside the sub-area would not be likely to introduce significant additional urbanising influences to the north or west. However, the release of the sub-area and TO-13 would form an irregular pattern of sprawl into the countryside as the boundary between them is so short, thus also impacting the role of TO-12 in preventing sprawl.

In combination with TO-12, the release of the sub-area would result in a 'hole' in the Green Belt, undermining its overall integrity. This would also represent a significant sprawl of development into previously undeveloped countryside, and result in increased enclosure of a broad area of Green Belt to the south and south-west. This would significantly impact the wider Green Belt's overall sense of openness and its role in safeguarding the countryside from further sprawl. As TO-12 sits on the side of a slight valley without significant visual barriers to the south, the removal of TO-12 alongside the sub-area would result in significant urbanising influences on the wider Green Belt on the other side of the valley to the south, including TO-06 and TO-07, resulting in a more significant perceptual sprawl and impact on overall openness across a wider area. Mature tree lines to the north-west and west would limit the impact of the removal of TO-12 alongside the sub-area in these directions, but additional urbanising influences would result on TO-14 to the north, affecting its role in preventing sprawl and maintaining openness.

In combination with a wider cluster of sub-areas (TO-12 and TO-13), the release of the sub-area would amount to significant and irregular sprawl of the settlement of Tonbridge into previously undeveloped countryside. This would bring a strong sense of enclosure to a broad area of wider Green Belt to the south, and would result in a narrow 'finger' of Green Belt to the east which would undermine the Green Belt's overall integrity if not removed alongside the cluster. Mature tree lines to the north and west would limit to an extent the impact of the cluster's removal on the openness of the Green Belt in these directions. However, the removal of the cluster would bring significant urbanising influences to the wider Green Belt to the south, including to TO-06 and TO-07, and the north, as the local topography would cause development to be highly visible from this area, as well as in medium-range views from the west.

Summary of wider assessment

Overall, the sub-area plays an important role with respect to the Stage 1 parcel and its release in isolation or in combination with neighbouring sub-areas would harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	There are no inner boundaries. The outer boundary is predominantly readily recognisable but not necessarily likely to be permanent. If the sub-area was released, the new inner Green Belt boundary would not meet the NPPF definition and would require strengthening.
--	---

Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against the NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
------------------------------------	--

Legend

-  Local Authority Boundaries
-  Tonbridge & Malling Green Belt
-  Settlements
-  Sub-areas for Assessment

0 330 m



Boundaries

The sub-area is bounded to the north-east by a hedgerow, to the east by a mature tree line, a paved driveway, and the edge of properties on Beaulieu Road, and to the south-east by mature tree lines. The sub-area is bounded to the south by the edge of Flood Zone 3 along a minor watercourse (Hilden Brook), by a hedgerow and mature tree line to the west, and by the edge of an area of woodland to the north-west. Inner boundary: north-east (part). Outer boundary: north-east (part), east, south-east, south, west, north-west.



Looking south from the northern corner, showing an open field.



Looking south-west from the northern boundary, showing an open field.



Looking south from the northern boundary, across an open field.



Looking south from the north-eastern corner, across an open field.

Assessment of sub-area against NPPF Purposes (a) - (d)
Sub-area Assessment Summary

Sub-area scores	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	0	5	0
	NO	0			

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

(a) Land parcel is located at the edge of a large built-up area	The sub-area is not at the edge of a large built-up area in physical or perceptual terms.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area does not meet purpose (a).

Purpose (b) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	Due to the scale of the gap between Tonbridge and Hilden Park and any other town, the sub-area makes no discernible contribution to the separation of towns in physical or perceptual terms.
---	--

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

Protects the openness of the countryside and is least covered by development	Less than 1% of the sub-area is covered by built form. Built form consists of one residential property to the east of the sub-area. The majority of the sub-area consists of open fields, with an area of residential garden to the south-east. The topography of the sub-area descends towards the west, providing strong views of the wider countryside to the south-west across a slight valley. Overall, the sub-area has a strongly unspoilt rural character.
--	--

Purpose (d) To preserve the setting and special character of historic towns

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside	The sub-area does not abut an identified historic town or provide views to a historic town and does not meet this purpose.
---	--

Summary of assessment of sub-area against NPPF purposes (a) - (d)

The sub-area meets the purposes strongly overall. The sub-area does not meet purposes (a), (b) or (d), but performs strongly against purpose (c).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel P21	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	3	3	1
	NO	0			

Assessment of wider impact

At a more granular level, the sub-area performs similarly against purpose (a), more weakly against purposes (b) and (d) compared to the Stage 1 parcel, and more strongly against purpose (c). The sub-area performs more weakly against purpose (b) due to its much smaller scale compared to the Stage 1 parcel, causing it to form a much smaller part of the gap between any towns. The sub-area performs more weakly against purpose (d) due to its distance from the historic core of Tonbridge, compared to the Stage 1 parcel which extends much closer to the historic town and forms a larger part of its setting. The sub-area performs more strongly against purpose (c) because it is overall covered by much less development than the wider Stage 1 parcel, and therefore has a more open and rural character.

The sub-area adjoins TO-11 to the south-east and TO-13 to the east, faces TO-14 to the north-east, and adjoins wider Green Belt to the south, west and north-west. The release of the sub-area in isolation would cause a 'hole' in the Green Belt, which would undermine the integrity of the Green Belt. The removal of the sub-area would also contribute to an irregular pattern of development, causing TO-13 to become contiguous with two areas of development, significantly diminishing its role in preventing sprawl. The removal of the sub-area would therefore significantly impact the role of wider Green Belt in terms of preventing sprawl and safeguarding against urban encroachment. As the sub-area sits on the side of a slight valley without significant visual barriers to the south, its removal would result in significant urbanising influences on the wider Green Belt on the other side of the valley to the south, including TO-06 and TO-07, resulting in a more significant perceptual sprawl and impact on overall openness across a wider area. Mature tree lines to the north-west and west would limit the impact of the removal of the sub-area in these directions, but additional urbanising influences would be brought to TO-14 to the north, affecting its role in preventing sprawl and maintaining openness.

The removal of the sub-area alongside either TO-11 or TO-13 would represent an irregular and significant sprawl of development from Tonbridge into the countryside, diminishing the wider Green Belt's role in preventing sprawl. In combination with TO-11, the removal of the sub-area would result in a 'hole' in the Green Belt, undermining its overall integrity and contributing to a perception of sprawl. As TO-11 is bounded by mature treelines and an area of woodland to the east and south, its removal alongside the sub-area is not likely to result in significant additional urbanising influences being brought to the wider Green Belt. If the sub-area was removed alongside TO-13, a narrow 'finger' of Green Belt would remain to the east covering an area of ancient woodland. This would undermine the integrity of the wider Green Belt if not also removed. As TO-13 is significantly developed it already has a less open character, so its removal alongside the sub-area would not be likely to bring significant additional new urbanising influences to the wider Green Belt or diminish its sense of openness further.

In combination with a wider cluster of sub-areas (TO-11 and TO-13), the release of the sub-area would amount to significant and irregular sprawl of the settlement of Tonbridge into previously undeveloped countryside. This would bring a strong sense of enclosure to a broad area of wider Green Belt to the south, and would result in a narrow 'finger' of Green Belt to the east which would undermine the Green Belt's overall integrity if not removed alongside the cluster. Mature tree lines to the north and west would limit to an extent the impact of the cluster's removal on the openness of the Green Belt in these directions. However, the removal of the cluster would bring significant urbanising influences to the wider Green Belt to the south, including to TO-06 and TO-07, and the north, as the local topography would cause development to be highly visible from this area, as well as in medium-range views from the west.

Summary of wider assessment

Overall, the sub-area plays an important role with respect to the Stage 1 parcel and its release in isolation or in combination with neighbouring sub-areas would harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	There are no inner boundaries. The outer boundary is predominantly readily recognisable but not necessarily likely to be permanent. If the sub-area was released, the new inner Green Belt boundary would not meet the NPPF definition and would require strengthening.
--	---

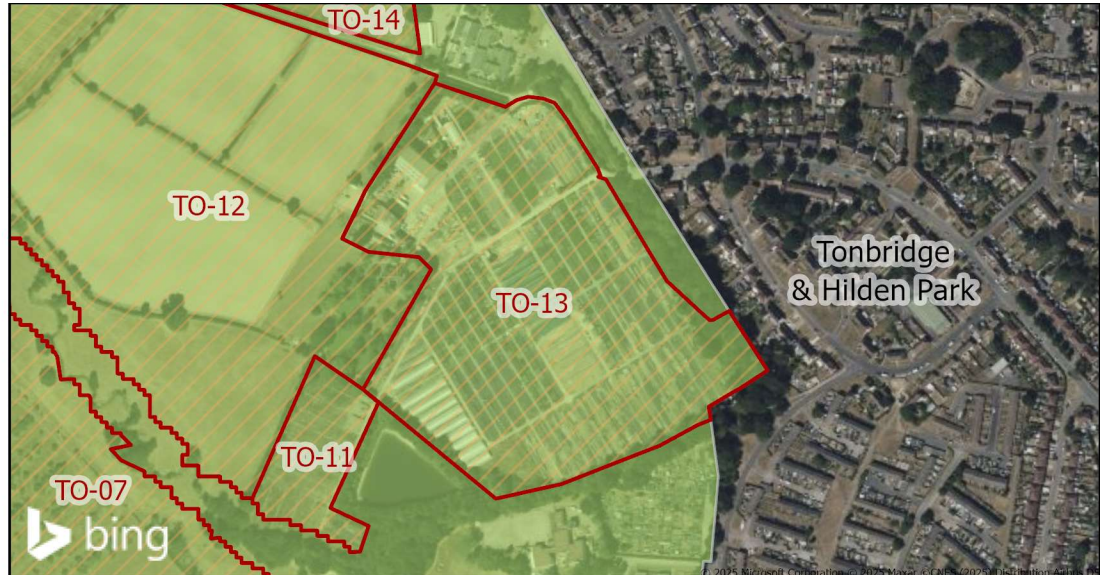
Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against the NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
------------------------------------	--

Legend

-  Local Authority Boundaries
-  Tonbridge & Malling Green Belt
-  Settlements
-  Sub-areas for Assessment

0 230 m



Boundaries

The sub-area is bounded by mature tree lines to the west, north and south. The boundary to the east follows the edge of the Tonbridge built-up area, with Trench road and an area of ancient woodland comprising prominent outer boundary features in this direction. Inner boundary: east. Outer boundaries: west, north and south.



Looking west from the centre of the sub-area across a plant nursery and associated office building.



Looking south-west from the centre of the sub-area across a plant nursery.



Looking north-east from the centre of the sub-area across a plant nursery and towards the edge of the built-up area.



Looking east from the centre of the sub-area across a plant nursery.

Assessment of sub-area against NPPF Purposes (a) - (d)
Sub-area Assessment Summary

Sub-area scores	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	0	2	0
	NO	0			

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

(a) Land parcel is located at the edge of a large built-up area	The sub-area is not at the edge of a large built-up area in physical or perceptual terms.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area does not meet purpose (a).

Purpose (b) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	Due to the scale of the gap between Tonbridge and Hilden Park and any other town, the sub-area makes no discernible contribution to the separation of towns in physical or perceptual terms.
---	--

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

Protects the openness of the countryside and is least covered by development	The sub-area is covered by approximately 6% built form (excluding temporary structures and hardstanding). Built form consists of several residential properties to the west, and other administrative and service buildings associated with a nursery garden. The rest of the sub-area comprises a nursery garden, including areas of hardstanding and temporary structures such as greenhouses and polytunnels. There are urbanising influences from built form within the sub-area, from an adjacent telephone mast, and from views of buildings in the adjoining built-up area to the east. Overall, the sub-area has a semi-urban character.
--	--

Purpose (d) To preserve the setting and special character of historic towns

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside	Although the sub-area abuts Tonbridge and Hilden Park, which is identified as a historic town, there is no relationship between the sub-area and historic features within the town, and this part of the Green Belt does not directly contribute to the town's historic context.
---	--

Summary of assessment of sub-area against NPPF purposes (a) - (d)

The sub-area performs weakly against the purposes overall. The sub-area does not meet purposes (a), (b) or (d) and performs weakly against purpose (c).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel P21	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	3	3	1
	NO	0			

Assessment of wider impact

At a more granular level, the sub-area performs similarly against purpose (a), and more weakly against purposes (b), (c) and (d) compared to the Stage 1 parcel. The sub-area performs more weakly against purpose (b) due to its much smaller scale compared to the Stage 1 parcel, causing it to form a much smaller part of the gap between towns. The sub-area performs more weakly against purpose (c) due to the concentration of built form within the sub-area, giving it a less open and rural character than the wider Stage 1 parcel. The sub-area performs more weakly against purpose (d) due to its distance from the historic core of Tonbridge, compared to the Stage 1 parcel which extends much closer to the historic town and forms a larger part of its setting.

The sub-area adjoins TO-11 to the south-west, TO-12 to the west and wider Green Belt to the south and north. As the sub-area is already enclosed by development within the Green Belt to the north and south, its removal in isolation would not contribute to an irregular pattern of development or a significant perception of sprawl from Tonbridge. The removal of the sub-area in isolation would cause the Green Belt in the east and the south to become enclosed by development. However, as this area is already developed, it plays a reduced role in preventing sprawl and already has a less open character, so this is not likely to undermine the purposes of the wider Green Belt. As the sub-area already contains significant development, its removal in isolation is not likely to bring significant new urbanising influences to the surrounding Green Belt or materially impact the wider Green Belt's sense of openness. The sub-area's removal would result in a narrow 'finger' of Green Belt to the east, formed by an area of ancient woodland. This would undermine the integrity of the wider Green Belt if not also removed alongside the sub-area..

The removal of the sub-area In combination with TO-11 would result in a highly irregular boundary to the Green Belt, undermining its overall role in safeguarding the countryside from encroachment. The removal of the sub-areas would also bring increased enclosure to the Green Belt to the south-east, affecting its role with regard to preventing sprawl, although as this area already contains development, the impact is not likely to be significant. The removal of the sub-areas would be likely to bring increased urbanising influences to TO-12, diminishing its performance against purpose (c) and undermining the openness of the wider Green Belt.

The removal of the sub-area in combination with TO-12 would represent a significant sprawl of development into the countryside, undermining the wider Green Belt's role in preventing sprawl. As TO-12 sits on the side of a slight valley without significant visual barriers to the south, the removal of TO-12 alongside the sub-area would result in significant urbanising influences on the wider Green Belt on the other side of the valley to the south, including TO-06 and TO-07, resulting in a more significant perceptual sprawl and impact on overall openness across a wider area. Mature tree lines to the north-west and west would limit the impact of the removal of TO-12 alongside the sub-area in these directions, but additional urbanising influences would result on TO-14 to the north, affecting its role in preventing sprawl and maintaining openness.

In combination with a wider cluster of sub-areas (TO-11 and TO-12), the release of the sub-area would amount to significant and irregular sprawl of the settlement of Tonbridge into previously undeveloped countryside. This would bring a strong sense of enclosure to a broad area of wider Green Belt to the south, and would result in a narrow 'finger' of Green Belt to the east which would undermine the Green Belt's overall integrity if not removed alongside the cluster. Mature tree lines to the north and west would limit to an extent the impact of the cluster's removal on the openness of the Green Belt in these directions. However, the removal of the cluster would bring significant urbanising influences to the wider Green Belt to the south, including to TO-06 and TO-07, and the north, as the local topography would cause development to be highly visible from this area, as well as in medium-range views from the west.

Summary of wider assessment

Overall, the sub-area plays a less important role with respect to the Stage 1 parcel, and its release in isolation is not likely to harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	The inner boundary is readily recognisable and likely to be permanent. The outer boundaries are predominantly readily recognisable but are not necessarily likely to be permanent. If the sub-area was released, the new inner Green Belt boundary would not meet the NPPF definition and would require strengthening.
--	--

Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs weakly against the NPPF purposes and makes a less important contribution to the wider Green Belt. Recommended for further consideration in isolation, including an area of ancient woodland to the east, as RA-032.
------------------------------------	---

Recommended Area Map

Legend

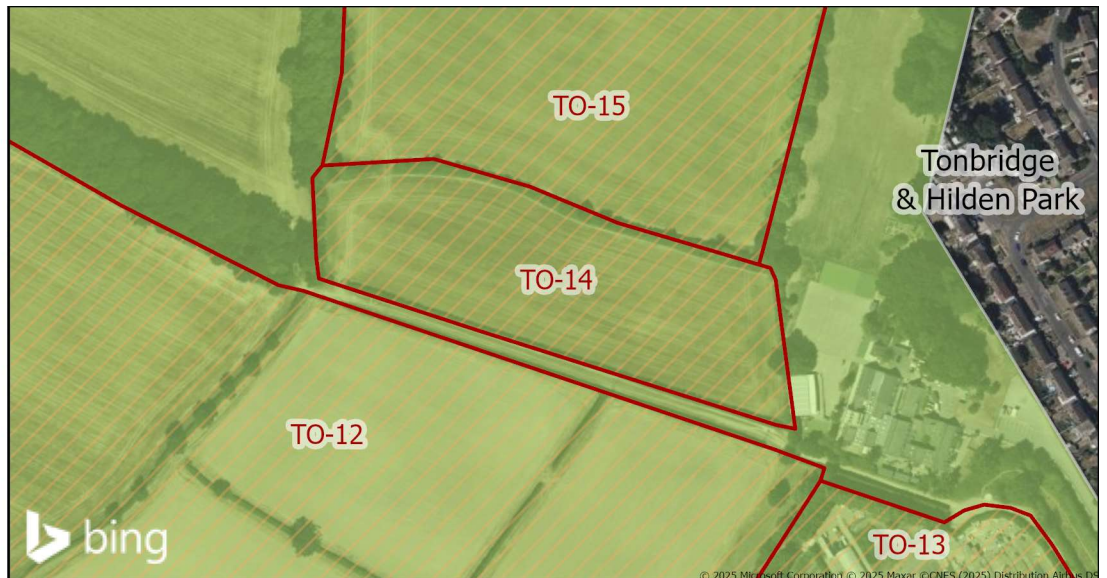
-  Recommended Areas
-  Recommended in Combination
-  Settlements
-  Local Authority Boundaries
-  Tonbridge & Malling Green Belt
-  Neighbouring Green Belt



Legend

-  Local Authority Boundaries
-  Tonbridge & Malling Green Belt
-  Settlements
-  Sub-areas for Assessment

0 130 m



Boundaries

The sub-area is bounded by hedgerows to the north, east and south, and by a mature tree line to the west. Inner boundaries: east. Outer boundaries: north, south, west.



Looking north from the south-western corner across an open field.



Looking east from the south-western corner, showing a view of buildings within Tonbridge from across an open field.



Aerial photography used as a result of limited access to sub-area. (Bing Maps, May 2025).

Assessment of sub-area against NPPF Purposes (a) - (d)**Sub-area Assessment Summary**

Sub-area scores	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	0	5	0
	NO	0			

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

(a) Land parcel is located at the edge of a large built-up area	The sub-area is not at the edge of a large built-up area in physical or perceptual terms.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area does not meet purpose (a).

Purpose (b) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	Due to the scale of the gap between Tonbridge and Hilden Park and any other town, the sub-area makes no discernible contribution to the separation of towns in physical or perceptual terms.
---	--

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

Protects the openness of the countryside and is least covered by development	The sub-area is not covered by any built form. The sub-area consists of an open field. There are minor urbanising influences from views of built form within Tonbridge to the east. Overall, the sub-area has a strongly unspoilt rural character.
--	--

Purpose (d) To preserve the setting and special character of historic towns

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside	The sub-area does not abut an identified historic town or provide views to a historic town and does not meet this purpose.
---	--

Summary of assessment of sub-area against NPPF purposes (a) - (d)

The sub-area meets the purposes strongly overall. The sub-area does not meet purposes (a), (b) or (d), but performs strongly against purpose (c).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel P21	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	3	3	1
	NO	0			

Assessment of wider impact

At a more granular level, the sub-area performs similarly against purpose (a), more strongly against purpose (c), and more weakly against purposes (b) and (d) compared to the Stage 1 parcel. The sub-area performs more weakly against purpose (b) due to its much smaller scale compared to the Stage 1 parcel, causing it to form a much smaller part of the gap between any towns. The sub-area performs more strongly against purpose (c) as it is not covered by any development and therefore has a more open and rural character. The sub-area performs more weakly against purpose (d) due to its distance from the historic core of Tonbridge, compared to the Stage 1 parcel which extends much closer to the historic town and forms a larger part of its setting.

The sub-area adjoins TO-15 to the north, faces TO-12 to the south across a footpath, and adjoins wider Green Belt to the west and east. The release of the sub-area in isolation would result in a 'hole' in the Green Belt, which would undermine the Green Belt's overall integrity and contribute to an irregular pattern of development, undermining the Green Belt's role in preventing sprawl. The removal of the sub-area would give the surrounding Green Belt to the north, south and west a stronger role in preventing sprawl as it would now be located at the settlement edge. The sub-area's removal is also likely to bring new urbanising influences to the surrounding Green Belt to the north and south, diminishing the Green Belt's overall sense of openness and performance against purpose (c). Due to a strong mature tree line to the west of the sub-area, urbanising influences on the wider Green Belt in this direction are likely to be reduced.

The removal of the sub-area in combination with TO-15 would produce a highly irregular Green Belt boundary, enclosing an area of Green Belt to the east and north-east of the sub-area. As the topography of TO-15 also slopes down slightly to the west, its removal alongside the sub-area would result in an increased the perception of sprawl and urban encroachment in medium-range views from the north-west. However, mature tree lines to the north and south-west would limit the impact of urbanising influences resulting from the sub-areas' removal in these directions.

Summary of wider assessment

Overall, the sub-area plays an important role with respect to the Stage 1 parcel and its release in isolation or in combination with neighbouring sub-areas would harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	There are no inner boundaries. The outer boundary is predominantly readily recognisable but not necessarily likely to be permanent. If the sub-area was released, the new inner Green Belt boundary would not meet the NPPF definition and would require strengthening.
--	---

Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against the NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
------------------------------------	--

Legend

-  Local Authority Boundaries
-  Tonbridge & Malling Green Belt
-  Settlements
-  Sub-areas for Assessment

0 260 m



Boundaries

The sub-area is bounded by mature tree lines to the north and west and a dispersed tree line to the south. The boundary to the east partly follows a mature tree line and to the north-east the regular backs of properties in the Tonbridge built-up area. Outer boundaries: north, south and west. Inner boundaries: east.



Looking west from the northern boundary into the neighbouring built-up area.



Looking south from the northern boundary across an open field.



Looking west from the eastern boundary across an open field.



Looking south-west from the north-eastern corner of the sub-area across an open field.

Assessment of sub-area against NPPF Purposes (a) - (d)
Sub-area Assessment Summary

Sub-area scores	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	0	5	0
	NO	0			

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

(a) Land parcel is located at the edge of a large built-up area	The sub-area is not at the edge of a large built-up area in physical or perceptual terms.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area does not meet purpose (a).

Purpose (b) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	Due to the scale of the gap between Tonbridge and Hilden Park and any other town, the sub-area makes no discernible contribution to the separation of towns in physical or perceptual terms.
---	--

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

Protects the openness of the countryside and is least covered by development	The sub-area is not covered by any built form. The sub-area consists of an open field. The sub-area has predominantly flat topography with a slight descending slope towards the west, and mature treelines along the north and south-west boundaries limit any longer-distance views to the wider countryside. Dispersed treelines to the north-west and south allow for some views to the wider countryside in these directions. There are minor urbanising influences from proximity to the built-up area, providing a sense of visual enclosure to the east. Overall, the sub-area has a strongly unspoilt rural character.
--	---

Purpose (d) To preserve the setting and special character of historic towns

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside	Although the sub-area abuts Tonbridge and Hilden Park, which is identified as a historic town, there is no relationship between the sub-area and historic features within the town, and this part of the Green Belt does not directly contribute to the town's historic context.
---	--

Summary of assessment of sub-area against NPPF purposes (a) - (d)

The sub-area meets the purposes strongly overall. The sub-area does not meet purposes (a), (b) or (d), but performs strongly against purpose (c).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel P21	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	3	3	1
	NO	0			

Assessment of wider impact

At a more granular level, the sub-area performs similarly against purpose (a), more strongly against purpose (c), and more weakly against purposes (b) and (d) compared to the Stage 1 parcel. The sub-area performs more weakly against purpose (b) due to its much smaller scale compared to the Stage 1 parcel, causing it to form a much smaller part of the gap between any towns. The sub-area performs more strongly against purpose (c) as it is not covered by any development and therefore has a more open and rural character. The sub-area performs more weakly against purpose (d) due to its distance from the historic core of Tonbridge, compared to the Stage 1 parcel which extends much closer to the historic town and forms a larger part of its setting.

The sub-area adjoins TO-14 to the south, faces TO-16 and TO-17 to the north across an area of ancient woodland, and adjoins wider Green Belt to the south-east and west. Removal of the sub-area in isolation would result in the significant enclosure of Green Belt to the south-east, as it would now be surrounded by development on three sides, diminishing its role in preventing sprawl and undermining the wider Green Belt's role in safeguarding the countryside from encroachment. Removal of the sub-area would also give the surrounding Green Belt to the north, south and west a stronger role in preventing further sprawl, as it would now be located at the settlement edge. As the topography of the sub-area descends slightly away from the urban area to the west, the sub-area's removal is likely to result in urbanising influences being brought to the wider Green Belt to the north-west, although these would largely be screened by mature treelines to the north and south-west.

The removal of the sub-area in combination with TO-14 would produce a highly irregular Green Belt boundary, enclosing an area of Green Belt to the east and diminishing the wider Green Belt's overall role in safeguarding the countryside from encroachment. The removal of the sub-areas would also be likely to bring new urbanising influences to the wider Green Belt to the south, including TO-12, diminish its performance against purpose (c) and undermining the wider Green Belt's openness.

Summary of wider assessment

Overall, the sub-area plays an important role with respect to the Stage 1 parcel and its release in isolation or in combination with TO-14 would harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	The inner boundary is readily recognisable and likely to be permanent. The outer boundaries are readily recognisable but not necessarily likely to be permanent. If the sub-area was released the new inner Green Belt boundary would not meet the NPPF definition and would require strengthening.
--	---

Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against the NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
------------------------------------	--

Legend

-  Local Authority Boundaries
-  Tonbridge & Malling Green Belt
-  Settlements
-  Sub-areas for Assessment

0 160 m



Boundaries

The sub-area is bounded by mature tree lines to the north, east, south and west. Inner boundary: none. Outer boundary: north, east, south, west.



Aerial view showing sub-area and surrounding land uses (Bing Maps, July 2025).

Assessment of sub-area against NPPF Purposes (a) - (d)
Sub-area Assessment Summary

Sub-area scores	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	0	5	0
	NO	0			

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

(a) Land parcel is located at the edge of a large built-up area	The sub-area is not at the edge of a large built-up area in physical or perceptual terms.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area does not meet purpose (a).

Purpose (b) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	Due to the scale of the gap between Tonbridge and Hilden Park and any other town, the sub-area makes no discernible contribution to the separation of towns in physical or perceptual terms.
---	--

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

Protects the openness of the countryside and is least covered by development	NOTE: Unable to access the interior of the sub-area. This assessment has been completed largely from aerial photography. The sub-area is not covered by any built form. The sub-area consists of an open field. The sub-area has only a gentle slope to the south, and mature tree lines on all boundaries provide a strong sense of enclosure and prevent any visual connection to the wider countryside. Overall, the sub-area has a strongly unspoilt rural character.
--	---

Purpose (d) To preserve the setting and special character of historic towns

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside	The sub-area does not abut an identified historic town or provide views to a historic town and does not meet this purpose.
---	--

Summary of assessment of sub-area against NPPF purposes (a) - (d)

The sub-area meets the purposes strongly overall. The sub-area does not meet purposes (a), (b) or (d), but performs strongly against purpose (c).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel P21	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	3	3	1
	NO	0			

Assessment of wider impact

At a more granular level, the sub-area performs similarly against purpose (a), more weakly against purposes (b) and (d), and more strongly against purpose (c) compared to the Stage 1 parcel. The sub-area performs more weakly against purpose (b) due to its much smaller scale compared to the Stage 1 parcel, causing it to form a much smaller part of the gap between any towns. The sub-area performs more strongly against purpose (c) as it is not covered by any development and therefore has a more open and rural character. The sub-area performs more weakly against purpose (d) due to its distance from the historic core of Tonbridge, compared to the Stage 1 parcel which extends much closer to the historic town and forms a larger part of its setting.

The sub-area abuts TO-17 to the east, faces TO-15 across a belt of ancient woodland to the south, and adjoins wider Green Belt to the north and west. The removal of the sub-area in isolation would form a 'hole' in the Green Belt, undermining the wider Green Belt's role in safeguarding the countryside from encroachment, and contributing to an irregular pattern of development which would undermine the Green Belt's overall openness. Release of the sub-area in isolation would also bring new urbanising influences to the surrounding Green Belt, diminishing its performance against purpose (c) and its role in safeguarding the countryside from encroachment, although the impact of this would likely be significantly mitigated by mature treelines in all directions.

The removal of the sub-area in combination with TO-17 would form a 'hole' in the Green Belt, undermining the integrity of the wider Green Belt, and would produce a highly irregular Green Belt boundary by leaving a narrow strip of Green Belt to the south-east. Removal of the sub-areas would also bring increased enclosure to Green Belt to the east, diminishing this area's role in preventing sprawl and undermining the wider Green Belt's role in this regard. Due to mature treelines to the north, east, south and west, the sub-areas' removal in combination is not likely to bring significant new urbanising influences to the neighbouring Green Belt.

In combination with a wider cluster of sub-areas (TO-17, TO-18, TO-20, TO-21 and TO-22), the removal of the sub-area would constitute significant sprawl and encroachment into the countryside. The removal of the cluster would additionally produce a highly irregular Green Belt boundary by enclosing an area of ancient woodland to the east, and producing an 'island' of Green Belt formed by TO-19 and adjacent ancient woodland to the south. This would significantly undermine the integrity of the wider Green Belt and diminish its role in safeguarding the countryside and performance against purpose (c).

Summary of wider assessment

Overall, the sub-area plays an important role with respect to the Stage 1 parcel and its release in isolation or in combination with neighbouring sub-areas would harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	There are no inner boundaries. The outer boundaries are readily recognisable but are not necessarily likely to be permanent. If the sub-area was released the new inner Green Belt boundary would not meet the NPPF definition and would require strengthening.
--	---

Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against the NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
------------------------------------	--