

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 P2	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	5	4	0
	NO	0			

Assessment of wider impact

At a more granular level, the sub-area performs a similar role against purposes (a) and (d), performs more weakly against purpose (b), and performs more strongly against purpose (c) compared to the Stage 1 parcel. The sub-area performs more weakly against purpose (b) because the Stage 1 parcel plays roles in separating Snodland, the Medway Gap urban area and West Malling but the sub-area is too small to play a role in this regard. The sub-area plays a stronger role in comparison to the Stage 1 parcel against purpose (c) as it is not covered by any development, and therefore has a more open and rural character than the larger Stage 1 parcel.

The sub-area does not abut any other sub-areas, and adjoins wider Green Belt to the east, south, west and north-west. The release of the sub-area in isolation would be a disproportionate extension of the settlement of Birling, giving the surrounding Green Belt to the east, south and west a stronger role in preventing further sprawl as it would now be located at the settlement edge. The removal of the sub-area would enclose an area of Green Belt to the north-west, significantly diminishing its role in preventing sprawl and undermining the wider Green Belt's overall role in safeguarding the countryside from encroachment. The removal of the sub-area would also bring new urbanising influences to the surrounding Green Belt, particularly to the west due to the strong visual connection between this area and the sub-area. The removal of the sub-area would therefore diminish the surrounding Green Belt's performance with regard to purpose (c), and would undermine the wider Green Belt's overall sense of openness.

Summary of wider assessment

Overall, the sub-area plays an important role with respect to the Stage 1 parcel, and its release 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 of the sub-area is readily recognisable and likely to be permanent. The outer boundaries are predominantly readily recognisable but not necessarily likely to be permanent. If the sub-area was released in isolation, the new inner Green Belt boundary would not meet the NPPF definition and would require strengthening.
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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.
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Legend

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

0 230 m

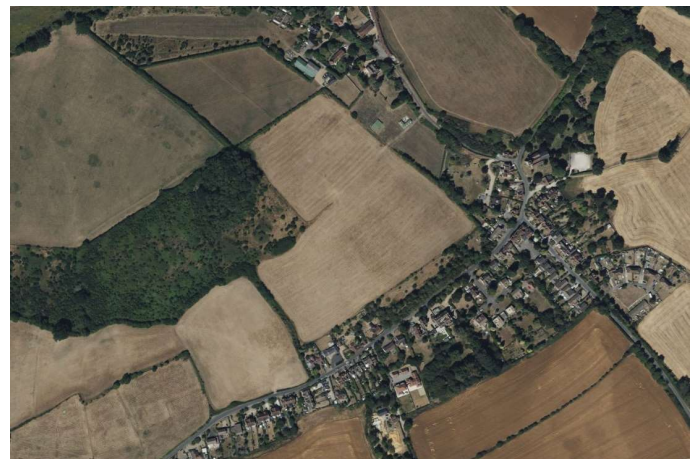


Boundaries

The sub-area is bounded to the north-east by hedgerows, and to the east by a hedgerow along the edge of a residential garden and the edge of the built-up area of Birling. To the south the sub-area is bounded by the edge of the built-up area of Birling, predominantly aligned with Ryarsh Road but cutting through the backs of residential gardens to the south-west. To the west, the sub-area is bounded by a hedgerow, and to the north-west by the edge of a patch of woodland. Inner boundaries: south-east, south. Outer boundaries: north, east, west.



Looking towards the southern boundary of the sub-area from the south-east, showing a steep wooded bank along Ryarsh Road.



Aerial photography used as a result of limited access to sub-area. (Bing Maps, March 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 its distance from any relevant towns, the sub-area makes no discernible contribution to the separation of towns in physical or perceptual terms.
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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 predominantly of an open field, with a strip of scrubland and residential gardens to the south. The sub-area largely sits on elevated terrain, and the presence of a bank and tree line to the south shields any views into the sub-area from the settlement. There are minor urbanising influences to the south-west of the sub-area from residential gardens associated with properties within the settlement, and the boundary between the settlement and Green Belt is poorly defined. Overall, the sub-area has a strongly unspoilt rural character.
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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.
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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 P2	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	5	4	0
	NO	0			

Assessment of wider impact

At a more granular level, the sub-area performs a similar role against purposes (a) and (d), performs more weakly against purpose (b), and performs more strongly against purpose (c) compared to the Stage 1 parcel. The sub-area performs more weakly against purpose (b) because the Stage 1 parcel plays roles in separating Snodland, the Medway Gap urban area and West Malling but the sub-area is too small to play a role in this regard. The sub-area plays a stronger role in comparison to the Stage 1 parcel against purpose (c) as it is much less covered by development overall, and therefore has a more open and rural character than the larger Stage 1 parcel.

The sub-area borders BI-03 to the west and wider Green Belt to the north, east and north-west. The release of the sub-area in isolation would be a disproportionate extension of the settlement of Birling, giving the surrounding Green Belt to the north, east and west a stronger role in preventing further sprawl as it would now be located at the settlement edge. The removal of the sub-area would also bring new urbanising influences to the surrounding Green Belt, particularly to the north and west, impacting on these areas' performance with regards to purpose (c), and undermining the wider Green Belt's overall openness. Due to development and urban land uses within the Green Belt to the north-east and east, the sub-area's removal would not be likely to significantly impact on the role of the Green Belt in these directions with regards to preventing sprawl or maintaining the openness of the countryside, and the impact to the north-west would also be mitigated by dense ancient woodland which would reduce the perceptual impacts of development within the sub-area in this direction. However, as the sub-area is elevated to the south and sited on higher ground above the settlement, urbanising influences resulting from its removal would be visible from further afield, impacting the sense of openness of the wider Green Belt.

Release of the sub-area in combination with BI-03 would be a disproportionate extension of the settlement of Birling, undermining the wider Green Belt's overall role in safeguarding the countryside from encroachment, and giving the surrounding Green Belt to the north, east and west a stronger role in preventing further sprawl as it would now be located at the settlement edge. The removal of the sub-area and BI-03 would bring additional urbanising influences to the Green Belt to the west due to the lack of prominent boundary features to the west of BI-03 to screen the impacts of development within the sub-areas. The removal of the sub-areas would also result in an irregular Green Belt boundary, leaving a narrow sliver of Green Belt along Ryarsh Road to the south of BI-03 which would undermine the integrity of the wider Green Belt if not also removed.

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 BI-03 would harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	The inner boundaries are partially readily recognisable and likely to be permanent, with parts that are neither readily recognisable nor necessarily likely to be permanent. The outer boundaries are 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 of being readily recognisable and likely to be permanent. The new boundary would require strengthening.
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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.
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Legend

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

0 130 m



Boundaries

The sub-area is by a dispersed tree line to the north, a hedgerow and the edges of residential properties to the east, dense hedgerow running adjacent to Ryarsh Road to the south aligned to the edge of the built-up area of Birling, and a dispersed tree line and hedgerow to the west. Inner boundaries: south-east, south. Outer boundaries: north, east, west.



Looking north from the southern boundary of the sub-area, showing open fields sloping upwards.



Looking north-east from the southern boundary of the sub-area, showing open fields up to the eastern boundary.



Looking north-west from the southern border of the sub-area, showing open fields up to the western boundary.



Aerial photography used as a result of limited access to sub-area. (Bing Maps, March 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 its distance from any relevant towns, the sub-area makes no discernible contribution to the separation of towns in physical or perceptual terms.
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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 the undulating topography of the sub-area as well as the dense hedgerow to the south, the sub-area has a strong sense of visual enclosure. However, there remain views to the wider countryside. Overall, the sub-area has a strongly unspoilt rural character.
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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.
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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 P2	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	5	4	0
	NO	0			

Assessment of wider impact

At a more granular level, the sub-area performs a similar role against purposes (a) and (d), performs more weakly against purpose (b), and performs more strongly against purpose (c) compared to the Stage 1 parcel. The sub-area performs more weakly against purpose (b) because the Stage 1 parcel plays roles in separating Snodland, the Medway Gap urban area and West Malling but the sub-area is too small to play a role in this regard. The sub-area plays a stronger role in comparison to the Stage 1 parcel against purpose (c) as it is much less covered by development overall, and therefore has a more open and rural character than the larger Stage 1 parcel.

The sub-area borders BI-02 to the east and wider Green Belt to the north and west. The release of the sub-area in isolation would impact the role of the surrounding Green Belt to the east and west with regard to preventing sprawl and safeguarding against encroachment, as it would now be located immediately next to the built-up area. This impact would be diminished towards the north, as dense woodland provides a visual buffer, limiting the perception of sprawl and the impact of any new urbanising influences in this direction. However, as the sub-area is elevated to the south and sited on higher ground above the existing settlement, urbanising influences resulting from its release would be visible from further afield to the south and west, undermining the sense of openness of the wider Green Belt. The removal of the sub-area would also result in an irregular Green Belt boundary, leaving a narrow sliver of Green Belt along Ryarsh Road to the south which would undermine the integrity of the wider Green Belt if not also removed.

The release of the sub-area in combination with BI-02 would be a disproportionate extension of the settlement of Birling, giving the surrounding Green Belt to the north, east and west a stronger role in preventing further sprawl as it would now be located at the settlement edge. The removal of the sub-areas would also bring additional new urbanising influences to the surrounding Green Belt to the north and west, impacting on these areas' performance with regards to purpose (c), and undermining the wider Green Belt's overall openness. Due to development and urban land uses within the Green Belt to the north-east and east, the removal of the sub-area in combination with BI-02 would not be likely to significantly impact on the role of the Green Belt in these directions with regards to preventing sprawl or maintaining the openness of the countryside. However, as BI-02 is sited on higher ground than the sub-area and overlooks the settlement to a higher degree, urbanising influences resulting from the sub-areas' joint removal would be more visible from further afield, undermining the sense of openness of the wider Green Belt.

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 BI-02 would harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	The inner boundaries are 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 of being readily recognisable and likely to be permanent. The new boundary would require strengthening.
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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.
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Legend

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

0 160 m



Boundaries

The sub-area is bounded by a minor watercourse along the regular backs of properties in East Peckham to the north, and by a hedge line along the edge of the East Peckham settlement area to the east. The boundary follows a mature tree line to the south and south-west, and the edge of Flood Zone 3 along Addlestead Road to the west. Inner boundaries: north, east. Outer boundaries: south, south-west, west.



Looking east from the western boundary of the sub-area, showing grassy fields.



Looking west from the eastern boundary of the sub-area, showing a grassy field being used for dog training.



Aerial photography used as a result of limited access to sub-area. (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 its distance from any relevant towns, the sub-area makes no discernible contribution to the separation of towns in physical or perceptual terms.
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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 two minor structures associated with the sub-area's current use as a dog training park. Most of the sub-area consists of open fields and an area of woodland. There are urbanising influences from proximity to residential properties in the adjacent settlement which overlook the sub-area, and from the current use of one of the fields for dog training. Overall, the sub-area has a strongly unspoilt rural character.
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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.
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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 P19	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	5	3	0
	NO	0			

Assessment of wider impact

At a more granular level, the sub-area performs similarly against purposes (a) and (d) compared to the Stage 1 parcel, performs more weakly against purpose (b), and performs more strongly against purpose (c). The sub-area performs a weaker role against purpose (b) compared with the Stage 1 parcel because of its much smaller size when compared to the larger Stage 1 parcel, which gives it a lesser role in maintaining the gap between any two towns. The sub-area plays a stronger role against purpose (c) as it is overall less covered by development and is therefore more open and rural in character than the wider Stage 1 parcel.

The sub-area adjoins EA-02 to the south, and the wider Green Belt to the south-west and west. The release of the sub-area in isolation would have a limited impact on the wider Green Belt's role in safeguarding the countryside from encroachment, as the sub-area is perceptually enclosed by washed over development in the Green Belt to the south-west and west. However, the release of the sub-area would in practice strengthen the role played by EA-02 and the wider Green Belt to the south and west in preventing sprawl. Additionally, development in the Green Belt to the south and west, and east of EA-02, means that development would have a limited impact on the sense of openness of the wider Green Belt. The release of the sub-area in isolation would, however, result in the creation of a small 'island' of Green Belt within the East Peckham built-up area, formed from an area of Flood Zone 3 to the north of the sub-area. This would undermine the integrity of the wider Green Belt if not released alongside the sub-area. Additionally, the western boundary of the sub-area follows the edge of Flood Zone 3 parallel to Addlestead Road. This area of Flood Zone 3 should be released if the sub-area is released from the Green Belt to avoid an irregular and poorly defined boundary between the settlement and the Green Belt.

In combination with EA-02, the release of the sub-area would be consistent with the existing development form, and the presence of washed over development within the Green Belt to the south and west would limit the effect of the sub-areas' removal on the wider Green Belt. The release of the sub-areas in combination is not likely to alter the role played by the wider Green Belt to the south and west in preventing sprawl, or bring significant new urbanising influences to the wider Green Belt. The release of the sub-areas would result in the creation of a small 'island' of Green Belt within the East Peckham built-up area, formed from an area of Flood Zone 3 to the north of EA-01. This would undermine the integrity of the wider Green Belt if not released alongside the sub-areas. The southern boundary of EA-02 follows the edge of Flood Zone 3 adjacent to Snoll Hatch Road, and consequently the release of the sub-areas in combination would produce an irregular and poorly defined boundary between the settlement and the Green Belt unless the area of Flood Zone 3 up to Snoll Hatch Road was removed alongside the sub-areas.

As part of a wider cluster (EA-02 and EA-03), the release of the sub-area would be consistent with existing development form and would be largely enclosed by washed-over development to the west, south and south-west. This would limit the impact of the cluster's removal of the wider Green Belt's role in preventing sprawl, and would also not significantly impact the wider Green Belt's openness, as any new development would be screened by existing development. The removal of the cluster would produce several small 'islands' of Green Belt adjacent to the settlement, formed from areas of Flood Zone 3, which would undermine the integrity of the wider Green Belt if not also removed. Additionally, the south boundary of EA-02 follows the edge of Flood Zone 3 parallel to Snoll Hatch Road, and consequently the release of the sub-areas in combination would produce an irregular and poorly defined boundary between the settlement and the Green Belt unless the area of Flood Zone 3 up to Snoll Hatch Road was also removed.

Summary of wider assessment

Overall, the sub-area plays an important role with respect to the Stage 1 parcel, but its release in isolation or in combination with EA-02 and EA-03 is unlikely to significantly impact the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	The inner boundary is predominantly readily recognisable and likely to be permanent. The outer boundaries are 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. The new boundary would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against the NPPF purposes, but makes a less important contribution to the wider Green Belt. Recommended for further consideration in isolation as RA-006, and in combination with EA-02, EA-03, and areas of Flood Zone 3 to the north, east and north-west as RC-004.
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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

0 160 m



Boundaries

The sub-area is bounded by a mature tree line to the north, the regular backs of properties within the East Peckham settlement area to the east, Snoll Hatch Road to the south-east, and mature tree lines to the south-west and west. Inner boundaries: east. Outer boundaries: north, south-east, south-west, west.



Looking north from the southern boundary, showing part of the sub-area consisting of a grassy field.



Looking north from the southern boundary, showing a muddy track and grassy field with fruit trees.



Aerial photography used as a result of limited access to sub-area. (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 its distance from any relevant towns, the sub-area makes no discernible contribution to the separation of towns in physical or perceptual terms.
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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 a stable located in the west of the sub-area. The sub-area predominantly consists of open fields. There are additional dispersed temporary structures associated with agricultural uses and horse livery throughout the sub-area. Overall, the sub-area has a strongly unspoilt rural character.
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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.
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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 P19	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	5	3	0
	NO	0			

Assessment of wider impact

At a more granular level, the sub-area performs similarly against purposes (a) and (d) compared to the Stage 1 parcel, performs more weakly against purpose (b), and performs more strongly against purpose (c). The sub-area performs a weaker role against purpose (b) compared with the Stage 1 parcel because of its much smaller size when compared to the larger Stage 1 parcel, which gives it a lesser role in maintaining the gap between any two towns. The sub-area plays a stronger role against purpose (c) as it is overall less covered by development and is therefore more open and rural in character than the wider Stage 1 parcel.

The sub-area adjoins EA-01 to the north, EA-03 to the south-west, faces EA-04 across Snoll Hatch Road to the south-east, and adjoins wider Green Belt to the south and west. The release of the sub-area in isolation would constitute an irregular extension of the settlement, however the presence of development within the Green Belt to the south-west would reduce the perceptual impact of this on the wider Green Belt, and limit the impact on the wider Green Belt's overall openness. The sub-area's removal would also cause EA-01 and EA-03 to be enclosed by development, however as both EA-01 and EA-03 are already significantly enclosed by development within East Peckham and in the Green Belt, in practice the release of the sub-area would not be likely to materially impact their role with regard to preventing sprawl or safeguarding the openness of the countryside. The release of the sub-area would produce two small 'islands' of Green Belt to the east, formed from pockets of Flood Zone 3, which would undermine the integrity of the wider Green Belt if not removed alongside the sub-area. Additionally, the southern boundary of the sub-area follows the edge of Flood Zone 3 adjacent to Snoll Hatch Road, and consequently the release of the sub-area in isolation would produce an irregular and poorly defined boundary between the settlement and the Green Belt unless the area of Flood Zone 3 north of Snoll Hatch Road was released in combination with the sub-area.

The release of the sub-area in combination with EA-01 would be consistent with the existing development form, and the presence of washed over development within the Green Belt to the south and west would limit the effect of the sub-areas' removal on the wider Green Belt. The release of the sub-areas in combination is not likely to alter the role played by the wider Green Belt to the south and west in preventing sprawl, or bring significant new urbanising influences to the wider Green Belt. The release of the sub-areas would result in the creation of a small 'island' of Green Belt formed from an area of Flood Zone 3 to the north of EA-01. This would undermine the integrity of the wider Green Belt if not released alongside the sub-areas. Additionally, the western boundary of EA-01 follows the edge of Flood Zone 3 parallel to Addlestead Road, and consequently the release of the sub-areas would produce an irregular and poorly defined boundary between the settlement and the Green Belt unless the area of Flood Zone up to Addlestead Road was released alongside the sub-areas.

The release of the sub-area in combination with EA-03 would constitute irregular sprawl of the settlement, however the presence of washed over development to the south-west would reduce the perceptual impact of this on the wider Green Belt. As EA-03 already largely consists of land uses associated with settlement, its removal alongside the sub-area would not be likely to produce new urbanising influences or diminish the wider Green Belt's openness.

As part of a wider cluster (EA-01 and EA-03), the release of the sub-area would be consistent with existing development form and would be largely enclosed by washed-over development to the west, south and south-west. This would limit the impact of the cluster's removal of the wider Green Belt's role in preventing sprawl, and would also not significantly impact the wider Green Belt's openness, as any new development would be screened by existing development. The removal of the cluster would produce several small 'islands' of Green Belt adjacent to the settlement, formed from areas of Flood Zone 3, which would undermine the integrity of the wider Green Belt if not also removed. Additionally, the western boundary of EA-01 follows the edge of Flood Zone 3 parallel to Addlestead Road, and consequently the release of the sub-areas would produce an irregular and poorly defined boundary between the settlement and the Green Belt unless the area of Flood Zone up to Addlestead Road was released alongside the cluster.

Summary of wider assessment

Overall, the sub-area plays an important role with respect to the Stage 1 parcel, but its release in combination with EA-02 and EA-03 is unlikely to significantly impact the performance of the wider Green Belt.

Boundary Assessment

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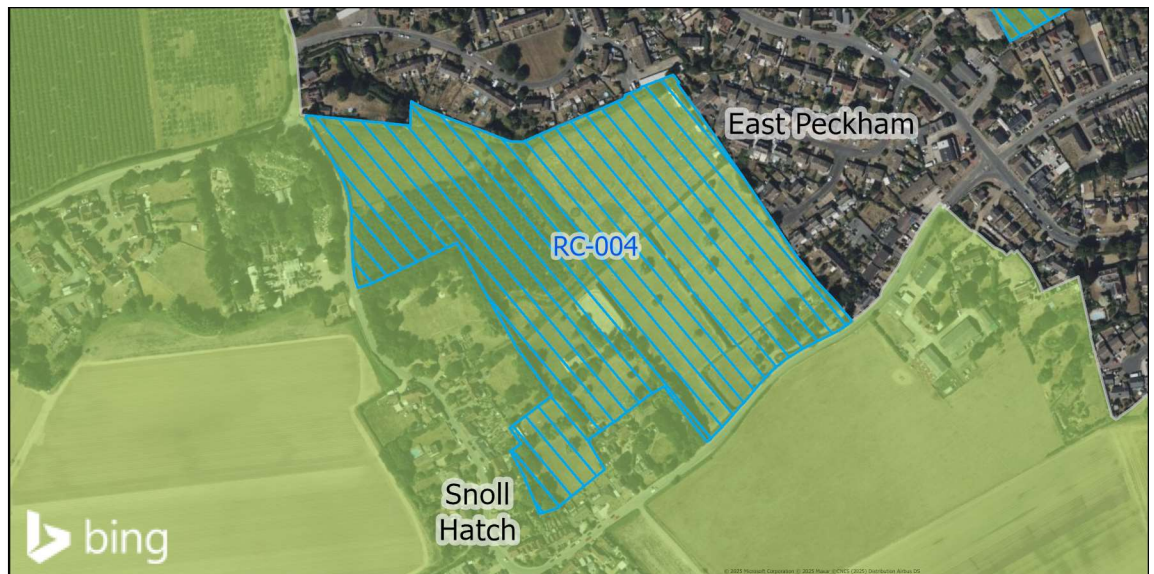
Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against the NPPF purposes, but makes a less important contribution to the wider Green Belt. Recommended for further consideration in combination with EA-01, EA-03, and areas of Flood Zone 3 to the north, east and north-west as RC-004.
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Recommended Area Map

Legend

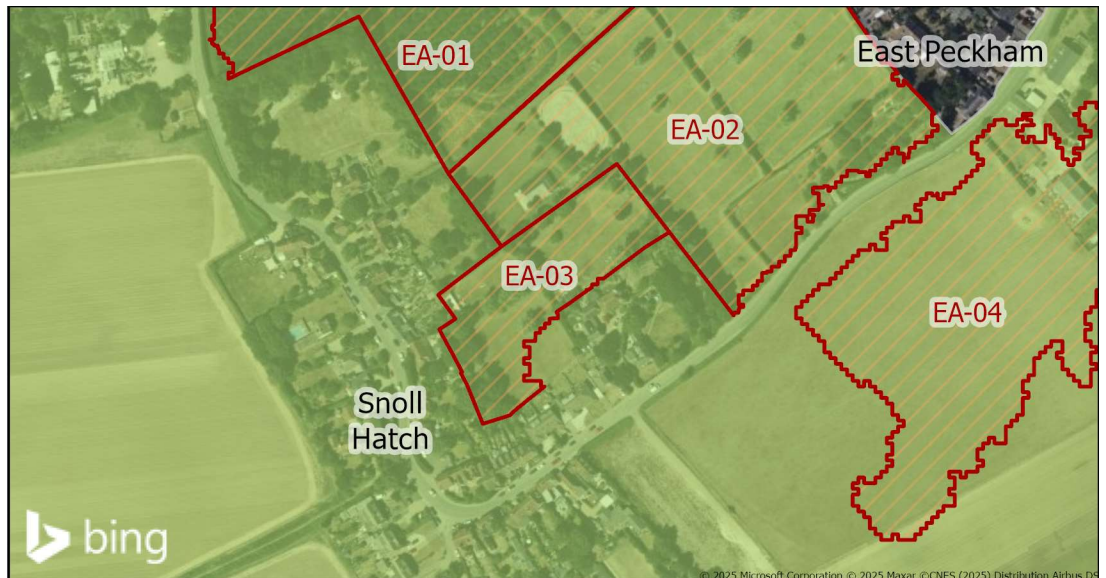
-  Recommended Areas
-  Recommended in Combination
-  Settlements
-  Local Authority Boundaries
-  Tonbridge & Malling Green Belt
-  Neighbouring Green Belt



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 hedgerows, and to the south and west by the edge of built form within the washed-over hamlet of Snoll Hatch. A small part of the southern boundary follows the edge of Flood Zone 3, following no discernible physical feature through a grassy field. Inner boundaries: none. Outer boundaries: north, east, south, west.



Aerial photography used as a result of limited access to sub-area.
(Bing Maps, March 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	3	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 its distance from any relevant towns, the sub-area makes no discernible contribution to the separation of towns in physical or perceptual terms.
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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. Approximately 2% of the sub-area is covered by built form. Built form consists of minor outbuildings associated with residential properties. The rest of the sub-area primarily consists of residential gardens. There are significant urbanising influences from being enclosed by residential development to the south-east, south and west, and adjacent built form and tree lines prevent any views into the wider countryside. Overall, the sub-area has a semi-urban character.
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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.
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Summary of assessment of sub-area against NPPF purposes (a) - (d)

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

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel P19	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	5	3	0
	NO	0			

Assessment of wider impact

At a more granular level, the sub-area performs similarly against purposes (a), (c) and (d) compared to the Stage 1 parcel, and performs more weakly against purpose (b). The sub-area performs a weaker role against purpose (b) compared with the Stage 1 parcel because of its much smaller size when compared to the larger Stage 1 parcel, which gives it a lesser role in maintaining the gap between any two towns.

The sub-area adjoins EA-02 to the north and north-east, and the wider Green Belt to the west, south and north-west. As the sub-area does not abut a settlement inset from the Green Belt, its release in isolation would create a 'hole' in the Green Belt, which would undermine the integrity of the wider Green Belt. The release of the sub-area would be unlikely to bring significant new urbanising influences to the wider Green Belt as it is largely enclosed by development to the south and west and already consists of land uses associated with settlement. As EA-02 abuts the settlement of East Peckham to the east, the release of the sub-area would cause EA-02 to be contiguous with two built-up areas. However, as the sub-area is adjacent to the washed-over settlement of Snoll Hatch to the south-west, in practice its release would have a very limited impact on the role of EA-02 in preventing sprawl.

The release of the sub-area in combination with EA-02 would constitute sprawl of East Peckham, but the presence of washed over development to the south-west would reduce the perceptual impact of this on the wider Green Belt. The release of the sub-area and EA-02 would also enclose EA-01, diminishing EA-01's role in preventing sprawl. The release of the sub-area in combination with EA-02 would strengthen the role of the wider Green Belt to the south in preventing sprawl, and the presence of washed over development to the south-east and south-west would limit the impact of any additional urbanising influences on the openness of the countryside. The southern boundary of EA-02 follows the edge of Flood Zone 3 adjacent to Snoll Hatch Road, and consequently the release of the sub-areas would produce an irregular and poorly defined boundary between the settlement and the Green Belt unless the area of Flood Zone 3 north of Snoll Hatch Road was also released.

As part of a wider cluster (EA-01 and EA-02), the release of the sub-area would be consistent with existing development form and would be largely enclosed by washed-over development to the west, south and south-west. This would limit the impact of the cluster's removal of the wider Green Belt's role in preventing sprawl, and would also not significantly impact the wider Green Belt's openness, as any new development would be screened by existing development. The removal of the cluster would produce several small 'islands' of Green Belt adjacent to the settlement, formed from areas of Flood Zone 3, which would undermine the integrity of the wider Green Belt if not also removed. Additionally, the western boundary of EA-01 follows the edge of Flood Zone 3 parallel to Addlestead Road, and consequently the release of the sub-areas would produce an irregular and poorly defined boundary between the settlement and the Green Belt unless the area of Flood Zone up to Addlestead Road was released alongside the cluster.

Summary of wider assessment

Overall, the sub-area plays a less important role with respect to the Stage 1 parcel, but its release in isolation is likely to significantly impact the performance of the wider Green Belt. However, its release in combination with neighbouring sub-areas is not likely to significantly impact 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 predominantly not readily recognisable, nor 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.
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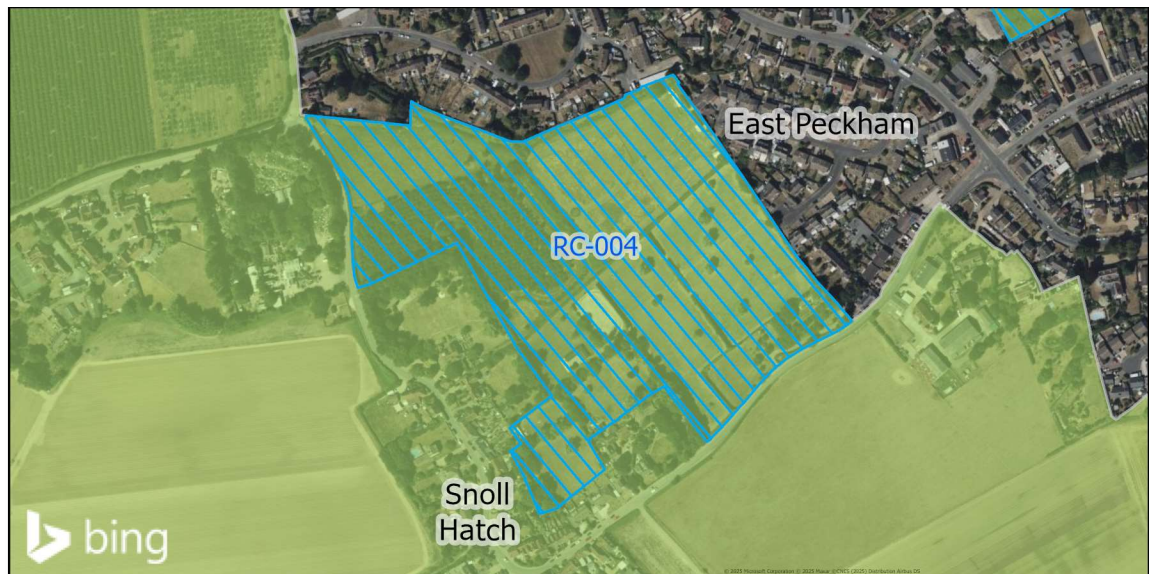
Categorisation & Recommendation

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 combination with EA-01, EA-02, and areas of Flood Zone 3 to the north, east and north-west as RC-004.
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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



Boundaries

The sub-area boundary is highly irregular, aligned to the edge of Flood Zone 3 to the north, north-east, south and west. The boundary follows no discernible physical feature through a farm, agricultural buildings, and a residential property to the north. To the east the boundary largely aligns with the edge of the settlement of East Peckham, with small deviations reflecting the edge of Flood Zone 3. To the south, west and north-west the boundary follows no discernible physical features through a residential garden and open field, aligning partially with Snoll Hatch Road to the north-west. Inner boundaries: east (part). Outer boundaries: north, east (part), south and west.



Looking south-east from the northern boundary of the sub-area, showing an open field, farm buildings, and converted oast.



Looking south from the northern boundary of the sub-area, showing an open field.



Aerial photography used as a result of limited access to sub-area. (Bing Maps, March 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	3	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 its distance from any relevant towns, the sub-area makes no discernible contribution to the separation of towns in physical or perceptual terms.
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Purpose (c) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Approximately 4% of the sub-area is covered by built form. Built form consists of farm buildings and a converted oast house in the north-east of the sub-area. The rest of the sub-area consists of an open field with small areas of hardstanding adjacent to the farm, and residential gardens adjacent to the settlement. There are urbanising influences resulting from proximity to built form in the settlement to the north and east, as well as from built form within the sub-area. In addition, the sub-area's flat topography and lack of prominent boundary features provides views into the washed over settlement of Snoll Hatch to the west, giving a sense of enclosure to the sub-area. Overall, the sub-area has a largely rural character.
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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.
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Summary of assessment of sub-area against NPPF purposes (a) - (d)

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

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel P19	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	5	3	0
	NO	0			

Assessment of wider impact

At a more granular level, the sub-area performs similarly against purposes (a), (c) and (d) compared to the Stage 1 parcel, and performs more weakly against purpose (b). The sub-area performs a weaker role against purpose (b) compared with the Stage 1 parcel because of its much smaller size when compared to the larger Stage 1 parcel, which gives it a lesser role in maintaining the gap between any two towns.

The sub-area faces EA-02 across Snoll Hatch Road to the north, and adjoins wider Green Belt to the south and west. As the sub-area is heavily constrained by areas of Flood Zone 3, if released in isolation from the flood zone it would produce a highly irregular Green Belt boundary, producing several small 'islands' of Green Belt to the north-east along the edge of the East Peckham built-up area, and enclosing an area of Green Belt to the north. These irregularities would undermine the integrity of the wider Green Belt if not removed alongside the sub-area, and the boundary aligned to more recognisable boundary features. Due to the lack of physical boundary features which could act as physical or visual buffers to development, if the sub-area was released it would bring significant new urbanising influences to the wider Green Belt to the south, compromising the sense of openness, as the edge of the built-up area would be poorly defined. The release of the sub-area would also impact the role of the wider Green Belt to the south and west with regards to preventing sprawl, as it would now be located at the settlement edge without any prominent boundary features preventing further sprawl. The release of the sub-area in isolation would enclose EA-02 and EA-03, diminishing their roles in preventing sprawl and safeguarding the openness of the countryside.

Summary of wider assessment

Overall, the sub-area plays a less important role with respect to the Stage 1 parcel, but its release in isolation is 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 not readily recognisable or necessarily likely to be permanent as existing built form within the sub-area results in the edge of the settlement being poorly defined. The outer boundaries follow the edge of Flood Zone 3 so are not defined by any physical features. Consequently the outer boundaries are not readily recognisable. 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.
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Categorisation & Recommendation

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