

Tonbridge and Malling Borough Council

Tonbridge and Malling Stage 2 Green Belt Assessment

Volume 2: Appendices (Final)

| September 2025



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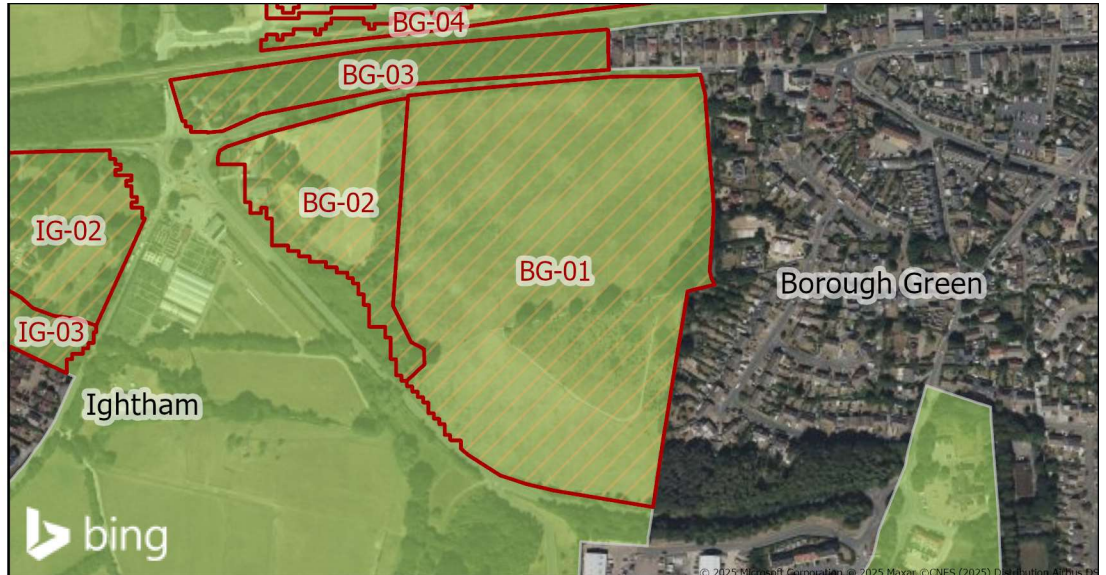
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Legend

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

0 230 m



Boundaries

The sub-area is bounded by the A25 (Borough Green Road) to the north, by a mature tree line along Sevenoaks Road, the regular backs of residential properties and gardens along Staleys Road and by the edge of a mature woodland to the east, by Dark Hill Road to the south, and by a mature tree line to the west. Inner boundary: part north and east. Outer boundary: part north, south and west.



Looking west from the southern part of the sub-area onto a grazing field.



Looking south-east from the centre of the sub-area onto a grazing field.



Looking north-west from the centre of the sub-area onto a grazing field.



Looking south-east from the east of the sub-area onto young oak trees.

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 Borough Green and any other town, 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 predominantly consists of grazing fields with dispersed trees. The sub-area slopes steeply down towards the River Bourne to the south-west, allowing for long views into the wider countryside to the north, north-west, west, south-west and south. The sub-area has a very open character and offers views towards Ightham. There are some urbanising influences from the residential properties of Borough Green to the east. 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 P7	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	5	3	1
	NO	0			

Assessment of wider impact

At a more granular level, the sub-area performs a weaker role against purposes (b) and (d) and a stronger role against purpose (c) compared with the Stage 1 parcel. The sub-area performs a similar role against purpose (a) compared to the Stage 1 parcel. 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 performs more weakly against purpose (d) as it does not abut any historic town, whereas the larger Stage 1 parcel also extends to adjoin the historic town of West Malling. 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 Stage 1 parcel.

The sub-area adjoins BG-02 to the west, faces BG-03 to the north across Borough Green Road (A25), and adjoins the wider Green Belt to the south. The release of the sub-area in isolation would constitute an extension of the town of Borough Green, however Dark Hill Road and the A25 (Borough Green Road) provide prominent boundary features that would act as barriers to additional sprawl to the north and south, limiting the impact on the surrounding Green Belt's role in preventing sprawl. The release of the sub-area would introduce new urbanising influences to the wider Green Belt to the south and alter its performance in protecting the openness of the countryside, although the impact of this would be limited due to the presence of an area of woodland south of Dark Hill Road which provides a visual buffer.

The release of the sub-area in combination with BG-02, would represent an extension of Borough Green into the countryside, however Dark Hill Road and the A25 (Borough Green Road) provide strong boundaries to any further sprawl, resulting in a reduced impact on the wider Green Belt's role in preventing sprawl. Due to development in the Green Belt to the west of BG-02, the release of the sub-areas in combination would not introduce significant new urbanising influences in this direction, and areas of woodland to the north and south would largely screen any urbanising influences from the wider Green Belt. The release of the sub-areas would result in some new urbanising influences to the wider Green Belt to the south-west, which is less screened by any visual buffers and would therefore have views of development within the sub-areas, diminishing its performance with regards to safeguarding against urban encroachment and protecting the openness of the countryside.

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 BG-02 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 predominantly readily recognisable and likely to be permanent. The outer boundary is predominantly readily recognisable but is 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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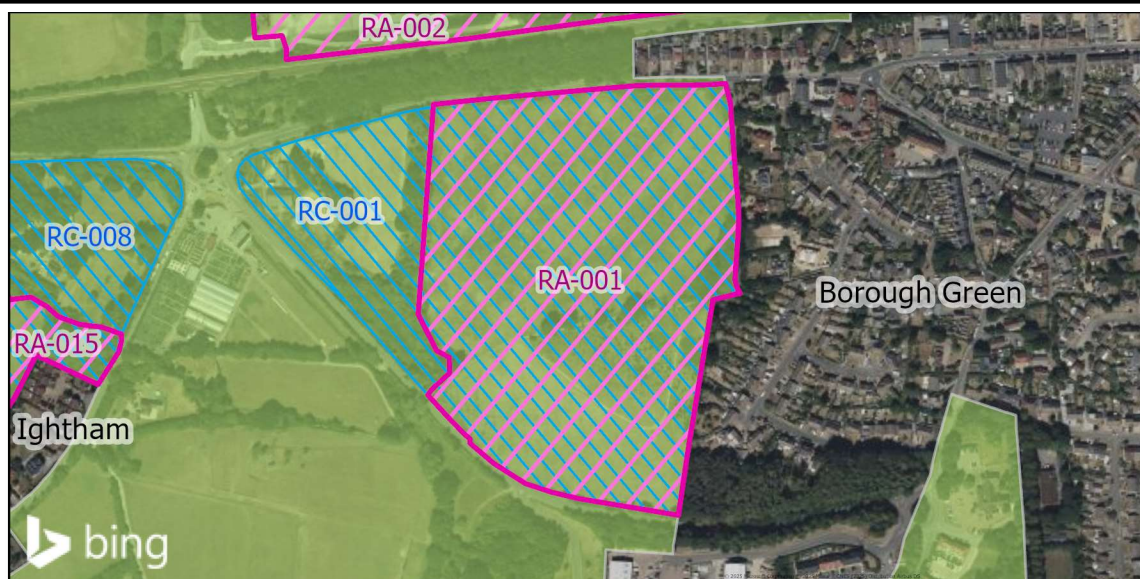
Categorisation & Recommendation

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-001, and in combination with BG-02 as RC-001.
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Recommended Area Map

Legend

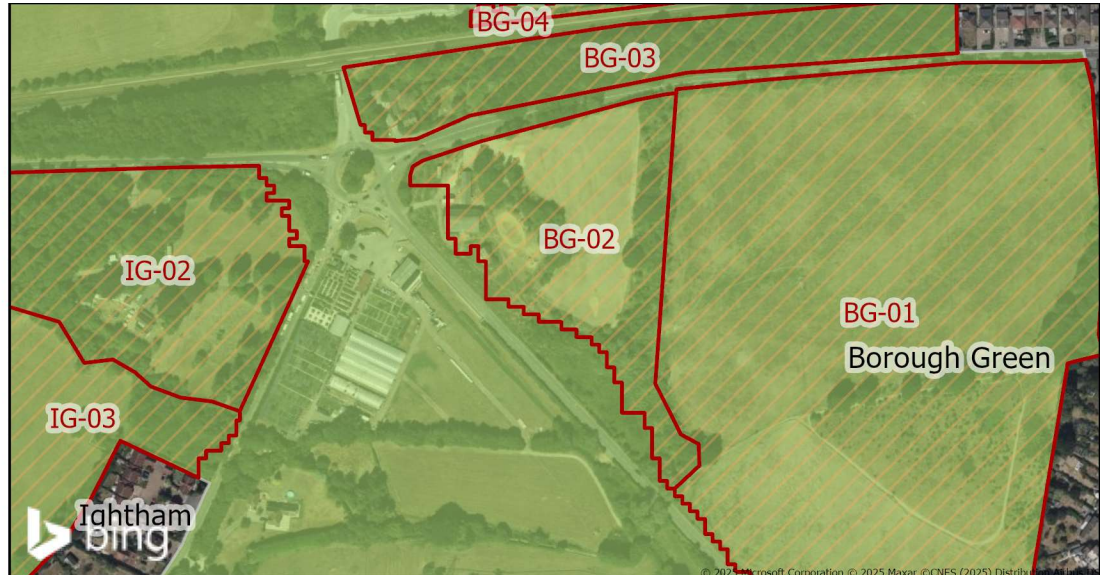
-  Recommended Areas
-  Recommended in Combination
-  Settlements
-  Local Authority Boundaries
-  Tonbridge & Malling Green Belt
-  Neighbouring Green Belt



Legend

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

0 160 m



Boundaries

The sub-area is bounded by the A25 (Borough Green Road) to the north, a dispersed hedgerow and area of Flood Zone 3 to the west and a mature tree line and dispersed tree line to the east. To the south of the boundary does not follow any discernible features along an area of Flood Zone 3. Inner boundaries: none. Outer boundaries: north, east, south, west.



Looking north from the south-eastern corner of the sub-area towards a dispersed tree line and hedgerow.



Looking north-east towards the southern boundary including agricultural buildings.



Looking south-east from the northern boundary across an agricultural field.



Looking south-west from the northern boundary across an agricultural field towards agricultural buildings.

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 Borough Green and any other town, 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 2% of the sub-area is covered by built form. The built form comprises a horse stable and barn to the north-west of the sub-area. The rest of the sub-area comprises a horse paddock and open field. Urbanising influences include Dark Hill Road to the west, and Borough Green Road to the north. The dispersed nature of the tree lines surrounding the sub-area reduces the sense of visual enclosure. However, wider views to the countryside are prevented by the presence of Dark Hill Road, Sevenoaks Road and Borough Green Road. 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 P7	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	5	3	1
	NO	0			

Assessment of wider impact

At a more granular level, the sub-area performs similarly to the Stage 1 parcel against purpose (a), performs more strongly against purpose (c), and performs more weakly against purposes (b) and (d). 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 performs more weakly against purpose (d) as it does not abut any historic town, whereas the larger Stage 1 parcel also extends to adjoin the historic town of West Malling. 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 Stage 1 parcel.

The sub-area adjoins BG-01 to the east, faces BG-03 across the A25 (Borough Green Road) to the north, and adjoins the wider Green Belt to the west and south. As the sub-area does not adjoin an urban area, the release of the sub-area in isolation would create a 'hole' in the Green Belt, undermining the integrity of the wider Green Belt. The release of the sub-area would cause BG-01 to be contiguous with two built-up areas, significantly diminishing its role in preventing sprawl and its sense of openness. The release of the sub-area would bring new urbanising influences to the surrounding Green Belt, although these would be reduced by the presence of areas of woodland to the north and mature treelines along Dark Hill Road to the south-west, which would provide visual buffers. The presence of development within the Green Belt to the west would additionally limit the urbanising impact of the sub-area's removal on the Green Belt in this direction.

The release of the sub-area in combination with BG-01, would represent an extension of Borough Green into the countryside, however Dark Hill Road and the A25 (Borough Green Road) provide strong boundaries to any further sprawl, resulting in a reduced impact on the wider Green Belt's role in preventing sprawl. Due to development in the Green Belt to the west, the release of the sub-areas in combination would not introduce significant new urbanising influences in this direction, and areas of woodland to the north and south would largely screen any urbanising influences from the wider Green Belt. The release of the sub-areas would result in some new urbanising influences to the wider Green Belt to the south-west, which is less screened by any visual buffers and would therefore have views of development within the sub-areas, diminishing its performance with regards to safeguarding against urban encroachment and protecting the openness of the countryside.

Summary of wider assessment

Overall, the sub-area plays an important role with respect to the Stage 1 parcel, and its release in isolation is likely to harm the performance of the wider Green Belt. However, its release in combination with BG-01 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 of the sub-area are predominantly readily recognisable, but are partially not necessarily likely to be permanent. If the sub-area was released, the new 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 but makes a less important contribution to the wider Green Belt. Recommended for further consideration in combination with BG-01 as RC-001.
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Recommended Area Map

Legend

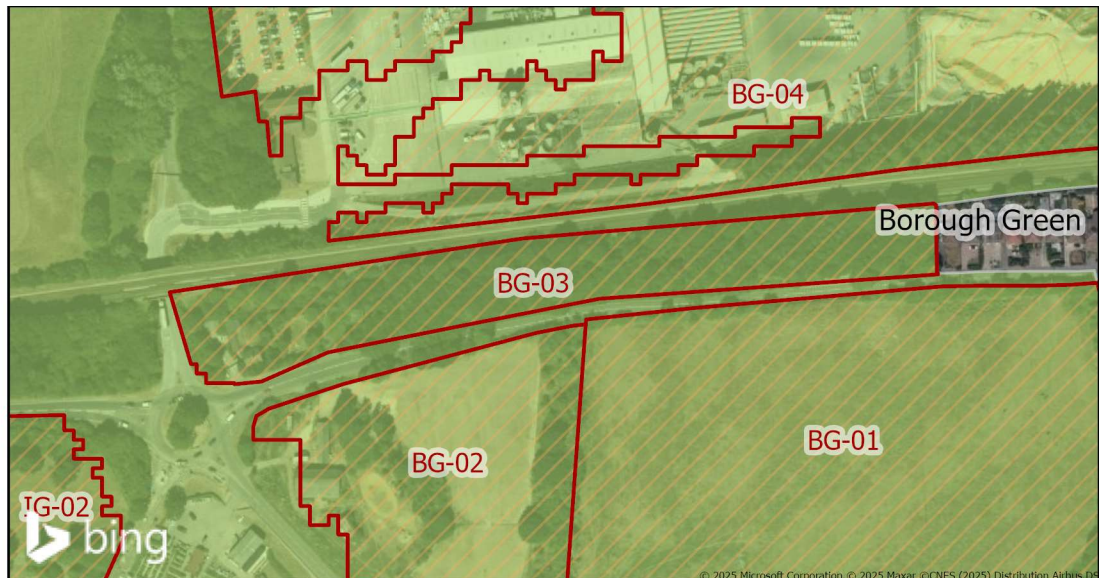
-  Recommended Areas
-  Recommended in Combination
-  Settlements
-  Local Authority Boundaries
-  Tonbridge & Malling Green Belt
-  Neighbouring Green Belt



Legend

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

0 130 m



Boundaries

The sub-area is bounded by a railway line to the north, by the regular edge of the built form to the east, by the A25 (Borough Green Road) and the Flood Zone 3 to the south, and by an unnamed public road to the west. Inner boundary: east. Outer boundary: north, south and west.



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



Looking north from the southern boundary of the sub-area onto hardstanding associated with an electric pylon



Looking north-west from the south-eastern corner of the sub-area onto residential properties and associated gar parking

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	4	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 Borough Green and any other town, 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. The built form consists of a few residential properties in the west of the sub-area. The remainder of the sub-area consists of woodland. The sub-area is located on a topographical elevation, overlooking the River Bourne to the south-west and an industrial estate to the north. However, it is unlikely that the sub-area offers views towards the south or the north due to the mature woodland which prevents views across or outwards of the sub-area. It is likely that there are urbanising influences around the residential properties in the west of the sub-area due to the presence of Borough Green Road (A25) to the south and the railway line to the north. Overall, the sub-area itself has a strongly 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 P7	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	5	3	1
	NO	0			

Assessment of wider impact

At a more granular level, the sub-area performs similarly to the Stage 1 parcel against purpose (a), performs more strongly against purpose (c), and performs more weakly against purposes (b) and (d). 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 performs more weakly against purpose (d) as it does not abut any historic town, whereas the larger Stage 1 parcel also extends to adjoin the historic town of West Malling. 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 Stage 1 parcel.

The sub-area faces BG-01 and BG-02 to the south across the A25 (Borough Green Road), faces BG-04 across a railway line to the north, and adjoins the wider Green Belt to the west. The sub-area is bounded by the A25 (Borough Green Road) to the south and by a railway line to the north, which provide strong barriers to further sprawl, however the release of the sub-area in isolation would constitute an irregular extension of Borough Green, producing a narrow 'finger' of development that would result in an irregular boundary to the Green Belt, undermining its overall integrity and its role in preventing sprawl. The release of the sub-area in isolation would additionally bring new urbanising influences to BG-01 and BG-02 to the south, and would bring an increased sense of enclosure to BG-01, diminishing both its role in preventing sprawl and its performance with regards to purpose (c).

Summary of wider assessment

Overall, the sub-area plays an 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 of the sub-area is readily recognisable and likely to be permanent. The outer boundary of the sub-area is readily recognisable and likely to be permanent. If the sub-area was released, the new inner boundary would meet the NPPF definition.
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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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Legend

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

0 160 m



Boundaries

The sub-area is bounded to the north by mature tree lines, to the east by the edge of the built form, to the south by a rail line, and to the west by mature tree lines and an access road. The boundary to the south-west is aligned with the edge of Flood Zone 3 and is highly irregular, following no discernible physical features across an industrial site. Inner boundaries: east. Outer boundaries: north, south, west.



Looking east from the western boundary of the sub-area, showing a large industrial premises.



Looking into the eastern part of the sub-area from the north-eastern boundary, showing a disused quarry.



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	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 Borough Green and any other town, 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 11% of the sub-area is covered by built form, excluding hardstanding. Built form is concentrated in the west of the sub-area and consists of major industrial works associated with mineral extraction, and associated buildings. The eastern part of the sub-area consists of a quarry. There are major urbanising influences from built form within the sub-area, and from being overlooked by the settlement of Borough Green to the east. 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 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 P7	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	5	3	1
	NO	0			

Assessment of wider impact

At a more granular level, the sub-area performs similarly to the Stage 1 parcel against purpose (a), and performs more weakly against purposes (b), (c) and (d). 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 performs more weakly against purpose (c) as it is significantly developed, making it an anomaly in the Green Belt. The sub-area performs more weakly against purpose (d) as it does not abut any historic town, whereas the larger Stage 1 parcel also extends to adjoin the historic town of West Malling.

The sub-area faces BG-03 across a railway line to the south, and adjoins the wider Green Belt to the north and west. The release of the sub-area in isolation would represent an irregular extension of the settlement of Borough Green. However, as the sub-area is already significantly covered by development, its removal would not perceptually constitute sprawl of Borough Green, and would not therefore significantly impact the role of the surrounding Green Belt with regard to safeguarding the countryside from encroachment. Due to washed-over development within the Green Belt to the north of the sub-area, and the presence of strong barriers to sprawl in the form of a railway line and the A25 (Borough Green Road) to the south, the sub-area's removal in isolation is not likely to significantly affect the wider Green Belt's role in preventing sprawl. As the sub-area is significantly covered by development, its removal in isolation is not likely to bring any additional urbanising influences to the surrounding Green Belt. The release of the sub-area would result in the enclosure of an area of Green Belt to the north-east, however as this area is already covered by development this would not significantly impact this area's role with respect to preventing sprawl, or diminish its sense of openness. As the sub-area has a highly irregular western boundary, which follows the edge of Flood Zone 3, its removal would result in an irregular Green Belt boundary which would undermine the overall integrity of the wider Green Belt if the boundary was not regularised and aligned with the access road to the west.

Summary of wider assessment

Overall, the sub-area plays a less important role with regards to the Stage 1 parcel, and its release in combination with the area of Flood Zone 3 to the south-west is not likely to significantly 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 boundary of the sub-area is partially readily recognisable and likely to be permanent, but is partially neither readily recognisable nor necessarily likely to be permanent. If released in isolation, 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 weakly against the NPPF purposes and makes a less important contribution to the wider Green Belt. Recommended for further consideration as RA-002.
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Recommended Area Map

Legend

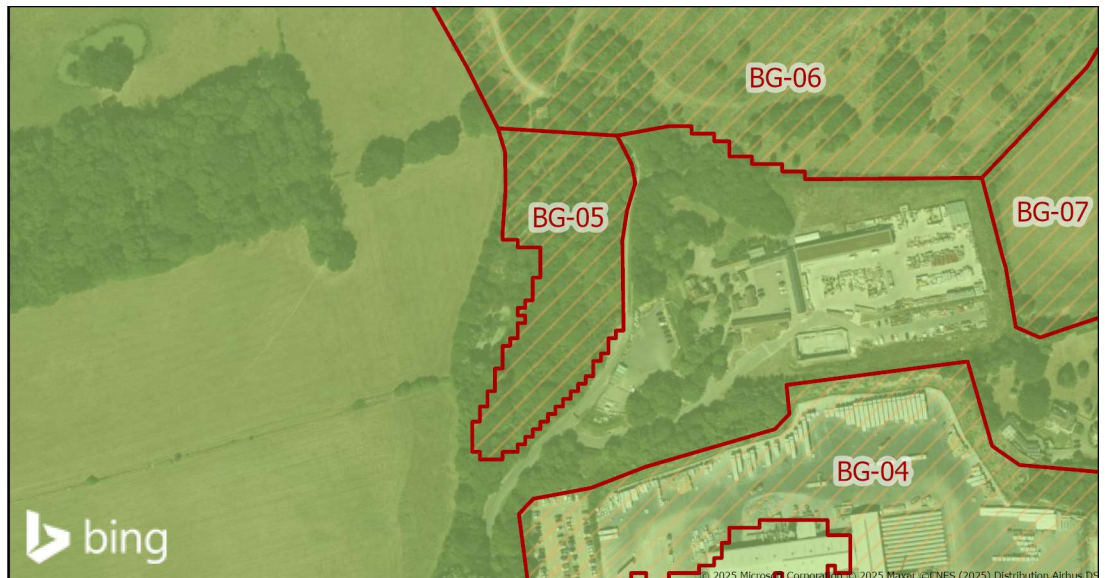
-  Recommended Areas
-  Recommended in Combination
-  Settlements
-  Local Authority Boundaries
-  Tonbridge & Malling Green Belt
-  Neighbouring Green Belt



Legend

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

0 160 m



Boundaries

The sub-area is bounded to the north, north-east, and west by mature tree lines and existing woodland. The sub-area is bounded to the south-east by a largely unpaved trackway. Inner boundaries: none. Outer boundaries: north, east, south, west.



Looking west from the eastern boundary of the sub-area, showing an area of woodland and scrub.



Looking north-west from the eastern boundary of the sub-area, showing a dirt trackway cutting through dense woodland.



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 the scale of the gap between Borough Green and any other town, 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 area of woodland. There are minor urbanising influences from the presence of an industrial site to the south-east. 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 P7	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	5	3	1
	NO	0			

Assessment of wider impact

At a more granular level, the sub-area performs similarly to the Stage 1 parcel against purpose (a), performs more strongly against purpose (c), and performs more weakly against purposes (b) and (d). 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 performs more weakly against purpose (d) as it does not abut any historic town, whereas the larger Stage 1 parcel also extends to adjoin the historic town of West Malling. 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 Stage 1 parcel.

The sub-area abuts BG-06 to the north and the wider Green Belt to the east, south and west. The release of the sub-area in isolation would result in a 'hole' in the Green Belt, undermining the integrity of the Green Belt as a whole and altering the role of the surrounding Green Belt with regards to preventing sprawl as it would now be located at the edge of the Green Belt. The sub-area is heavily wooded and provides a visual buffer between development within the Green Belt to the south-east and the wider Green Belt to the north and west, so its release in isolation is likely to result in significant new urbanising influences on the Green Belt in these directions.

The release of the sub-area in combination with BG-06 would result in a 'hole' in the Green Belt, undermining the integrity of the Green Belt as a whole and altering the role of the surrounding Green Belt with regards to preventing sprawl as it would now be located at the edge of the Green Belt. The release of the sub-area in combination with BG-06 would additionally cause BG-07 to be contiguous with two built-up areas, giving it a reduced sense of openness and affecting its role with regards to safeguarding the countryside from encroachment. The release of the sub-areas in combination would additionally enclose an area of Green Belt to the south-east, including BG-04. However, as this area is already significantly covered by development, this would not be likely to materially impact on this area's performance against purpose (c), or its roles with regards to preventing sprawl or safeguarding the openness of the countryside.

In combination with a wider cluster of sub-areas (BG-06 and BG-07), the release of the sub-area would result in irregular sprawl of the settlement of Borough Green, impacting the role of the surrounding Green Belt to the north and east with regards to preventing sprawl as it would now be located at the settlement edge. The removal of the cluster would constitute a significant encroachment of development into previously undeveloped countryside to the north between Wrotham and Borough Green, although the M26 provides a strong barrier to significant additional sprawl to the north, meaning that in practice this would not significantly impact the role of the wider Green Belt to the north with regards to safeguarding the countryside's physical and perceptual openness. The removal of the cluster would enclose an area of Green Belt to the south, including BG-04, however as this area is already significantly developed this would not bring significant new urbanising influences to this area, and would not materially impact its role with regards to preventing sprawl or safeguarding the openness of the countryside. The removal of the cluster would bring new urbanising influences to the surrounding Green Belt, most significantly to the west and north-west as it would reduce the visual barrier currently formed by woodland within the sub-area and wider cluster between Borough Green and the wider Green Belt in this direction.

Summary of wider assessment

Overall, the sub-area plays an important role with regards to the Stage 1 parcel, and its release in isolation or in combination with neighbouring sub-areas is 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 are predominantly neither readily recognisable nor necessarily likely to be permanent. If the sub-area was released, the new inner Green Belt boundary would not be readily recognisable or necessarily likely to be permanent. The new 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

0 300 m



Boundaries

The sub-area is bounded by a mature tree line to the north and east, by a mature tree line and the Flood Zone 3 to the south and by a mature tree line to the west. Inner boundary: none. Outer boundary: north, east, south and west.



Looking west from the eastern boundary onto a grazing field and dispersed trees



Looking north from the southern boundary onto a grazing field and dispersed trees]



Looking north-east from the south-western corner of the sub-area onto a grazing field and dispersed trees



Looking north-west from the south-western corner of the sub-area onto a grazing field and dispersed trees

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 Borough Green and any other town, 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 1% of the sub-area is covered by built form. The built form consists of a track, cabin and antenna in the south-west of the sub-area. The majority of the sub-area consists of a large grazing field with dispersed trees. The undulating topography allows for long views onto a ridgeline to the north but no short views towards the immediate countryside. There are no urbanising influences from the settlement of Borough Green or the industrial estate to the south due to a mature tree line to the east and south. 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 P7	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	5	3	1
	NO	0			

Assessment of wider impact

At a more granular level, the sub-area performs similarly to the Stage 1 parcel against purpose (a), performs more strongly against purpose (c), and performs more weakly against purposes (b) and (d). 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 performs more weakly against purpose (d) as it does not abut any historic town, whereas the larger Stage 1 parcel also extends to adjoin the historic town of West Malling. 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 Stage 1 parcel.

The sub-area adjoins BG-07 to the east, BG-05 to the south-west, and the wider Green Belt to the north, south and west. The release of the sub-area in isolation would create a 'hole' in the Green Belt and would threaten the integrity of the Green Belt, altering the role of the surrounding Green Belt with regards to preventing sprawl as it would now be located at the edge of the Green Belt. The release of the sub-area would additionally cause BG-07 to be contiguous with two built-up areas, giving it a reduced sense of openness and affecting its role with regards to safeguarding the countryside from encroachment. The release of the sub-area would additionally enclose an area of Green Belt to the south, including BG-04. However, as this area is already significantly covered by development, this would not be likely to materially impact on this area's performance against purpose (c), or its roles with regards to preventing sprawl or safeguarding the openness of the countryside. Due to the sub-area's undulating topography and the presence of woodland in the south-east of the sub-area, its removal in isolation is likely to introduce new urbanising influences to the wider Green Belt, to the north, removing or reducing existing visual buffers between the town of Borough Green and the wider countryside and diminishing its sense of openness and performance against purpose (c).

The release of the sub-area in combination with BG-05 would result in a 'hole' in the Green Belt, undermining the integrity of the Green Belt as a whole and altering the role of the surrounding Green Belt with regards to preventing sprawl as it would now be located at the edge of the Green Belt. As BG-05 is heavily wooded, the release of the sub-areas in combination would result in a reduction of existing visual buffers between the town of Borough Green and the wider countryside, leading to increased urbanising influences on the wider Green Belt and diminishing its performance with regards to purpose (c).

The release of the sub-area in combination with BG-07 would constitute an irregular extension of Borough Green, giving the surrounding Green Belt to the north and west a more significant role in preventing sprawl. The release of the sub-areas would constitute a significant encroachment of development into previously undeveloped countryside, although the M26 provides a strong barrier to significant additional sprawl to the north, meaning that in practice this would not significantly impact the role of the wider Green Belt to the north with regards to safeguarding the countryside's physical and perceptual openness.

In combination with a wider cluster of sub-areas (BG-05 and BG-07), the release of the sub-area would result in irregular sprawl of the settlement of Borough Green, impacting the role of the surrounding Green Belt to the north and east with regards to preventing sprawl as it would now be located at the settlement edge. The removal of the cluster would enclose an area of Green Belt to the south, including BG-04, however as this area is already significantly developed this would not bring significant new urbanising influences to this area, and would not materially impact its role with regards to preventing sprawl or safeguarding the openness of the countryside. The removal of the cluster would bring new urbanising influences to the surrounding Green Belt, most significantly to the west and north-west as it would reduce the visual buffer currently formed by woodland within the sub-area and BG-05 between Borough Green and the wider Green Belt in this direction.

Summary of wider assessment

Overall, the sub-area plays an important role with regards to the Stage 1 parcel, and its release in isolation or in combination with neighbouring sub-areas 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 outer boundary of the sub-area is 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 and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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