

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 the edge of an area of ancient woodland, to the east by a mature tree line aligned with the edge of the Kings Hill built-up area, to the south by Beech Lane, and to the west by a mature tree line. Inner boundaries: none. Outer boundaries: north, east, south, west.



Looking south-east from the north-western corner of the sub-area, showing an open field.



Looking north from the southern 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	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 Kings Hill 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 open fields. Dense woodland to the north and mature tree lines to the east and west prevent wider views into the 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 P9 / P10	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	P9: 5 P10: 3	3	0
	NO	0			

Assessment of wider impact

The sub-area sits across two different Stage 1 parcels; the eastern part of the sub-area sits within parcel P9, while the western part sits with parcel P10. At a more granular level, the sub-area performs similarly against purposes (a) and (d) compared to both Stage 1 parcels, and performs more weakly against purpose (b) and more strongly against purpose (c) compared to both Stage 1 parcels. The sub-area performs more strongly against purpose (c) compared to both Stage 1 parcels as it is not covered by any development and therefore overall has a more open and rural character than the larger Stage 1 parcels. The sub-area performs more weakly against purpose (b) compared to both Stage 1 parcels due to its much smaller scale compared to the larger Stage 1 parcels, which causes it to play a much lesser role in the separation of any two towns.

The sub-area abuts ME-04 to the west, and the wider Green Belt to the north, south and east. The removal of the sub-area in isolation would create a 'hole' in the Green Belt, which would threaten the integrity of the wider Green Belt and contribute to an irregular pattern of development, undermining the wider Green Belt's role in safeguarding the countryside. The removal of the sub-area would impact the surrounding Green Belt's role with regard to preventing sprawl as it would now be located on the edge of the Green Belt. Dense ancient woodland would limit the impact of new urbanising influences from the sub-area's removal to the north, however the removal of the sub-area would bring significant new urbanising influences to the Green Belt to the south, diminishing its performance against purpose (c) and undermining the openness of the wider Green Belt.

The sub-area's removal in combination with ME-04 would result in an irregular pattern of development and would contribute to ribbon development along Beech Road, nearly connecting the settlement of Mereworth and Herne Pound to Kings Hill. This would significantly undermine the wider Green Belt's role in safeguarding the countryside from encroachment and preventing sprawl. The removal of the sub-areas would also significantly enclose an area of Green Belt to the south-west of ME-04, diminishing its sense of openness and its role in safeguarding the countryside from encroachment. The removal of the sub-areas would also bring significant new urbanising influences to the Green Belt to the south, diminishing this area's performance with regard to purpose (c), and undermining the overall openness of the wider Green Belt.

In combination with a wider cluster of sub-areas (ME-01, ME-02, ME-03 and ME-05), the release of the sub-area would result in disproportionate and irregular sprawl. The cluster's removal would nearly cause the settlements of Kings Hill and Mereworth and Herne Pound to merge, and would constitute ribbon development along Beech Road, significantly undermining the wider Green Belt's role in preventing sprawl, and its role in safeguarding the countryside from encroachment. Although the cluster is bounded to the north and west by ancient woodland which would limit the impact of new urbanising influences in this direction, the removal of the cluster would significantly undermine the wider Green Belt's openness and its performance with regard to purpose (c) by bringing new urbanising influences to the Green Belt to the south.

Summary of wider assessment

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

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	There are no inner boundaries. The outer boundaries are predominantly readily recognisable but are in part not necessarily likely to be permanent. If the sub-area was released, the new inner Green Belt boundary would not meet the NPPF definition and would require strengthening.
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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 The Street to the north, by a mature hedgerow to the east, by an area of woodland to the south and south-west, and by a mature tree line to the west. Inner boundaries: north. Outer boundaries: east, south, west.



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	The sub-area is not covered by any built form. The sub-area is comprised of open fields, with views into the wider countryside resulting from the sub-area's descending topography. There are minor urbanising influences from overlooking residential development to the north of 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 P10	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	3	3	0
	NO	0			

Assessment of wider impact

At a more granular level, the sub-area plays a similar role against purposes (a) and (d), performs more weakly against purpose (b), and performs more strongly against purpose (c). The sub-area performs more weakly against purpose (b) as it is much smaller than the Stage 1 parcel, and therefore plays a much lesser role in separating any two towns. The sub-area performs a stronger role against purpose (c) as it is not covered by any development and therefore has a more open and rural character than the Stage 1 parcel.

The sub-area abuts ME-07 and ME-08 to the east and the wider Green Belt to the south and west. The release of the sub-area in isolation would contribute to an irregular pattern of development, undermining the overall Green Belt's role in safeguarding the countryside from encroachment. As the sub-area faces the settlement of Mereworth and Herne Pound to the north, its removal in isolation would produce an irregular Green Belt boundary with a sliver of Green Belt remaining covering The Street, which would undermine the wider Green Belt's integrity if not also removed. The sub-area's removal would also strengthen the role of the Green Belt to the east, south and west in preventing sprawl as it would now be located at the settlement edge. Due to the sub-area's descending topography, providing strong views into the wider Green Belt to the south, development within the sub-area would bring urbanising influences to the surrounding Green Belt.

Removal of the sub-area in combination with either ME-07 or ME-08 would contribute to an irregular pattern of development, undermining the overall Green Belt's role in safeguarding the countryside from encroachment. Removal of the sub-area in combination with ME-08 would also significantly enclose ME-07, diminishing its role in safeguarding the countryside from encroachment and impacting its sense of openness. Removal in combination with either ME-07 or ME-08 would be a disproportionate extension of the settlement of Mereworth and Herne Pound, undermining the Green Belt's overall role in preventing sprawl. While the presence of existing washed over development in the Green Belt to the east would limit the perceptual impacts of removal in this direction, the descending topography of the sub-areas provides strong views into the wider countryside, meaning the removal of the sub-area in combination with either ME-07 or ME-08 would undermine the wider Green Belt's overall openness.

In combination with a wider cluster of sub-areas (ME-07, ME-08, ME-09 and ME-10), the release of the sub-area would result in disproportionate sprawl of the settlement of Mereworth and Herne Pound, significantly undermining the wider Green Belt's role in preventing sprawl. As the cluster faces the settlement to the north, its removal would also produce an irregular Green Belt boundary with a sliver of Green Belt remaining covering The Street, which would undermine the wider Green Belt's integrity if not also removed. The removal of the cluster would additionally bring significant new urbanising influences to the wider Green Belt. Due to the topography of the cluster which descends towards the south, development within the cluster would be visible from further afield to the south, significantly undermining the wider Green Belt's 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 in isolation or in combination with neighbouring sub-areas would harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	The inner boundary is readily recognisable and likely to be permanent. The outer boundary is 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. 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 performance of 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 The Street to the north, and by mature hedgerows to the east, south and west. Inner boundaries: north. Outer boundaries: east, south, west.



Looking west from the eastern boundary of the sub-area, across an open field.



Looking north-east from the west of the sub-area, showing the spire of St Lawrence's church across an open field.



Looking south-west from the north-west of the sub-area, showing St Lawrence's church across an open field.



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

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

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

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

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

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

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	Due to 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 is comprised of an open field, with views into the wider countryside towards the south resulting from the sub-area's descending topography. There are minor urbanising influences from adjacent residential development to the north of 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 P10	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	3	3	0
	NO	0			

Assessment of wider impact

At a more granular level, the sub-area plays a similar role against purposes (a) and (d), performs more weakly against purpose (b), and performs more strongly against purpose (c). The sub-area performs more weakly against purpose (b) as it is much smaller than the Stage 1 parcel, and therefore plays a much lesser role in separating any two towns. The sub-area performs a stronger role against purpose (c) as it is not covered by any development and therefore has a more open and rural character than the Stage 1 parcel.

The sub-area abuts ME-06 to the west, ME-08 to the south, ME-09 to the south-east, and the wider Green Belt to the north-east. The release of the sub-area in isolation would contribute to an irregular pattern of development, undermining the overall Green Belt's role in safeguarding the countryside from encroachment. As the sub-area faces the settlement of Mereworth and Herne Pound to the north, its removal in isolation would produce an irregular Green Belt boundary with a sliver of Green Belt remaining covering The Street, which would undermine the wider Green Belt's integrity if not also removed. The sub-area's removal would also strengthen the role of the Green Belt to the east, south and west in preventing sprawl as it would now be located at the settlement edge. While the presence of existing washed over development in the Green Belt to the east would limit the perceptual impacts of removal in this direction, due to the sub-area's descending topography which provides strong views into the wider Green Belt to the south, development within the sub-area would bring significant urbanising influences to the wider Green Belt.

Removal of the sub-area in combination with either ME-06, ME-08 or ME-09 would contribute to an irregular pattern of development, undermining the overall Green Belt's role in safeguarding the countryside from encroachment. Removal of the sub-area in combination with ME-09 would also significantly enclose an area of Green Belt to the north-east, diminishing its role in safeguarding the countryside from encroachment and impacting its sense of openness, although this area already consists of development and urban uses so in practice this impact is not likely to be significant. Removal in combination with either ME-06, ME-08 or ME-09 would be a disproportionate extension of the settlement of Mereworth and Herne Pound, undermining the Green Belt's overall role in preventing sprawl. The descending topography of the sub-areas additionally provides strong views into the wider countryside, meaning the removal of the sub-area in combination with any of its neighbours would undermine the wider Green Belt's overall openness.

In combination with a wider cluster of sub-areas (ME-07, ME-08, ME-09 and ME-10), the release of the sub-area would result in disproportionate sprawl of the settlement of Mereworth and Herne Pound, significantly undermining the wider Green Belt's role in preventing sprawl. As the cluster faces the settlement to the north, its removal would also produce an irregular Green Belt boundary with a sliver of Green Belt remaining covering The Street, which would undermine the wider Green Belt's integrity if not also removed. The removal of the cluster would additionally bring significant new urbanising influences to the wider Green Belt. Due to the topography of the cluster which descends towards the south, development within the cluster would be visible from further afield to the south, significantly undermining the wider Green Belt's 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 in isolation or in combination with neighbouring sub-areas would harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	The inner boundary is readily recognisable and likely to be permanent. The outer boundary is 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. 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 performance of the wider Green Belt. Not recommended for further consideration.
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Sub-area: ME-08

Location: South of Mereworth

Area (ha): 3.23

Legend

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

0 130 m



Boundaries

The sub-area is bounded by a dispersed tree line to the north, dispersed tree lines and an open field to the south, a fence, ancillary buildings associated with a winery beyond a hedgerow to the east, and a mature tree line to the west. Inner boundaries: none. Outer boundaries: north, east, south, west.



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	The sub-area is not covered by any built form. The sub-area is comprised of an open field with topography which descends slightly towards the south. There are limited urbanising influences from partial views of development to the east and from views towards the settlement to the north. 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 P10	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	3	3	0
	NO	0			

Assessment of wider impact

At a more granular level, the sub-area plays 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) as it is much smaller than the Stage 1 parcel, and therefore plays a much lesser role in separating any two towns. The sub-area performs a stronger role against purpose (c) as it is not covered by any development and therefore has a more open and rural character than the Stage 1 parcel.

The sub-area abuts ME-07 to the north, ME-09 to the north-east, ME-10 to the east, ME-06 to the west, and wider Green Belt to the south. The removal of the sub-area in isolation would create a 'hole' in the Green Belt, which would threaten the integrity of the wider Green Belt and contribute to an irregular pattern of development, undermining the wider Green Belt's role in safeguarding the countryside from encroachment. The sub-area's removal would cause ME-06 and ME-07 to be contiguous with two areas of development, significantly undermining their roles in preventing sprawl and safeguarding the countryside from encroachment. The removal of the sub-area would also impact the surrounding Green Belt's role with regard to preventing sprawl as it would now be located on the edge of the Green Belt. The release of the sub-area would also bring new urbanising influences to the surrounding Green Belt, although the sub-area's generally low-lying topography and strong visual enclosure from mature treelines and woodland means that this would not have a significant impact on the overall openness of the Green Belt.

Removal of the sub-area in combination with either ME-06, ME-07, ME-09 or ME-10 would contribute to an irregular pattern of development, undermining the overall Green Belt's role in safeguarding the countryside from encroachment. As ME-06 and ME-07 face the settlement of Mereworth and Herne Pound to the north, their removal alongside the sub-area would produce an irregular Green Belt boundary with a sliver of Green Belt remaining covering The Street, which would undermine the wider Green Belt's integrity if not also removed. Removal of the sub-area in combination with either ME-09 or ME-10 would create a 'hole' in the Green Belt, which would threaten the integrity of the wider Green Belt and contribute to an irregular pattern of development. Removal of the sub-area in combination with ME-06 would significantly enclose ME-07, diminishing its role in safeguarding the countryside from encroachment and impacting its sense of openness. Removal in combination with either ME-06 or ME-07 would be a disproportionate extension of the settlement of Mereworth and Herne Pound, undermining the Green Belt's overall role in preventing sprawl. The descending topography of ME-06 and ME-07 additionally provides strong views into the wider countryside, meaning either of their removal in combination with the sub-area would undermine the wider Green Belt's overall openness.

In combination with a wider cluster of sub-areas (ME-06, ME-07, ME-09 and ME-10), the release of the sub-area would result in disproportionate sprawl of the settlement of Mereworth and Herne Pound, significantly undermining the wider Green Belt's role in preventing sprawl. As the cluster faces the settlement to the north, its removal would also produce an irregular Green Belt boundary with a sliver of Green Belt remaining covering The Street, which would undermine the wider Green Belt's integrity if not also removed. The removal of the cluster would additionally bring significant new urbanising influences to the wider Green Belt. Due to the topography of the cluster which descends towards the south, development within the cluster would be visible from further afield to the south, significantly undermining the wider Green Belt's 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 in isolation or in combination with neighbouring sub-areas would harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	There are no inner boundaries. The outer boundaries are readily recognisable but are not necessarily likely to be permanent. If the sub-area was released, the new inner Green Belt boundary would not meet the NPPF definition and would require strengthening.
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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 performance of 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 bounded by a hedgerow of residential gardens and a churchyard to the north, the A26 (Tonbridge Road) to the east, the Mereworth Winery and taproom buildings to the south, and a hedgerow along a field to the west. Inner boundaries: none. Outer boundaries: north, east, south, west.



Looking south-west from the east boundary of the sub-area, showing a gravel trackway and area of grass with commercial and light industrial buildings visible beyond, outside the sub-area.



Looking west from the east boundary of the sub-area, showing an open field.



Looking north-west from the south-east of the sub-area, showing an open field.



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 is limited to a minor structure located in the south-east associated with a neighbouring winery. The sub-area predominantly consists of an open field. The sub-area is subject to several urbanising influences, including direct physical and visual connections to existing development to the north and south. Mature treelines to the east limit any visual connection to the wider countryside in this direction, but the slightly ascending topography of the sub-area results in medium-distance views to the wider countryside to the west and south-west. 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 P10	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	3	3	0
	NO	0			

Assessment of wider impact

At a more granular level, the sub-area plays a similar role against purposes (a) and (d), performs more weakly against purpose (b), and performs more strongly against purpose (c). The sub-area performs more weakly against purpose (b) as it is much smaller than the Stage 1 parcel, and therefore plays a much lesser role in separating any two towns. The sub-area performs a stronger role against purpose (c) as it is not covered by any development and therefore has a more open and rural character than the Stage 1 parcel.

The sub-area abuts ME-07 to the west, ME-08 to the south-west, ME-10 to the south, and wider Green Belt to the north and east. The removal of the sub-area in isolation would create a 'hole' in the Green Belt, which would threaten the integrity of the wider Green Belt and contribute to an irregular pattern of development. Additionally, as the sub-area is enclosed by existing development to the north and south, its removal would contribute to ribbon development along the A228 (Malling Road) and A26 (Tonbridge Road), undermining the wider Green Belt's role in safeguarding the countryside from encroachment. The sub-area's removal would cause ME-07 to be contiguous with two areas of development, significantly undermining its role in preventing sprawl. Removal of the sub-area would also significantly enclose an area of Green Belt to the north, although as this area already consists of development and urban uses in practice this is not likely to significantly impact its role in preventing sprawl, or its sense of openness. The release of the sub-area would also bring new urbanising influences to the surrounding Green Belt, although as the sub-area is strongly enclosed by development to the north and south, and by the A26 (Tonbridge Road) to the east, in practice this is not likely to significantly undermine the wider Green Belt's overall openness.

In combination with ME-07, the sub-area's removal would result in disproportionate sprawl of the built-up area of Mereworth and Herne Pound, strengthening the role of the Green Belt to the east, south and west in preventing sprawl as it would now be located at the settlement edge. While the existing washed over development in the Green Belt to the north and south of the sub-area would limit the perceptual impact of the release, the descending topography of ME-07 provides strong views into the wider countryside, meaning release would nevertheless impact the surrounding Green Belt's performance in safeguarding the countryside from encroachment. Removal of the sub-area in combination with ME-07 would also contribute to an irregular pattern of development, undermining the overall Green Belt's role in safeguarding the countryside from encroachment.

The removal of the sub-area in combination with either ME-08 or ME-10 would create a 'hole' in the Green Belt, which would threaten the integrity of the wider Green Belt and contribute to an irregular pattern of development. Removal of the sub-area in combination with ME-10 would contribute to ribbon development along the A26 (Tonbridge Road), although as ME-10 is already significantly developed, in practice this would not significantly undermine the wider Green Belt's role in preventing sprawl.

In combination with a wider cluster of sub-areas (ME-06, ME-07, ME-08 and ME-10), the release of the sub-area would result in disproportionate sprawl of the settlement of Mereworth and Herne Pound, significantly undermining the wider Green Belt's role in preventing sprawl. As the cluster faces the settlement to the north, its removal would also produce an irregular Green Belt boundary with a sliver of Green Belt remaining covering The Street, which would undermine the wider Green Belt's integrity if not also removed. The removal of the cluster would additionally bring significant new urbanising influences to the wider Green Belt. Due to the topography of the cluster which descends towards the south, development within the cluster would be visible from further afield to the south, significantly undermining the wider Green Belt's 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 in isolation or in combination with neighbouring sub-areas would harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	There are no inner boundaries. The outer boundaries are readily recognisable but are not necessarily likely to be permanent. If the sub-area was released, the new inner Green Belt boundary would not meet the NPPF definition and would require strengthening.
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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 performance of 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 bounded to the north by no discernible boundary feature, to the east by the A26 (Tonbridge Road), to the south by a mature tree line and dense woodland, and to the west by a fence. Inner boundaries: none. Outer boundaries: north, east, south, west.



Looking south from the north-east corner of the sub-area, showing commercial and light industrial buildings associated with a winery, and an area of hardstanding.



Looking north from the east boundary of the sub-area, showing an area of hardstanding used as a car park, with light industrial buildings behind.



Looking east from the south-west corner of the sub-area, showing an area of hardstanding and light industrial and commercial premises associated with a winery.



Looking west from within the sub-area, showing a gravel trackway and an open field.

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

Sub-area scores	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	0	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 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 11% of the sub-area is covered by built form. Built form consists of several commercial and light industrial buildings associated with a winery, and several residential properties. The rest of the sub-area consists of areas of hardstanding and residential gardens, with areas of open field to the west. There are additional urbanising influences from views of Mereworth to the north. The sub-area has low-lying topography, and mature treelines to the east and south limit any visual connection to 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 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 P10	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	3	3	0
	NO	0			

Assessment of wider impact

At a more granular level, the sub-area plays a similar role against purposes (a) and (d), and performs more weakly against purposes (b) and (c) than the Stage 1 parcel. The sub-area performs more weakly against purpose (b) as it is much smaller than the Stage 1 parcel, and therefore plays a much lesser role in separating any two towns. The sub-area performs a weaker role against purpose (c) as it is largely developed and therefore has a much less open and rural character than the larger Stage 1 parcel.

The sub-area abuts ME-09 to the north, ME-08 to the west, and wider Green Belt to the east and south. The removal of the sub-area in isolation would create a 'hole' in the Green Belt, which would threaten the integrity of the wider Green Belt and contribute to an irregular pattern of development. The sub-area's removal would also strengthen the role of the surrounding Green Belt in preventing sprawl as it would now be located at the settlement edge. However, as the sub-area is already significantly developed it is an anomaly in the Green Belt, and its removal is therefore not likely to materially impact the wider Green Belt's role in preventing sprawl or safeguarding the countryside from encroachment. Due to existing development within the sub-area, its removal is also not likely to introduce significant new urbanising influences to the surrounding Green Belt, and is therefore not likely to diminish the surrounding Green Belt's performance against purpose (c), or its overall sense of openness.

The removal of the sub-area in combination with either ME-08 or ME-09 would create a 'hole' in the Green Belt, which would threaten the integrity of the wider Green Belt and contribute to an irregular pattern of development. As ME-09 is enclosed by existing development to the north and south, the removal of the sub-area in combination with ME-09 would also contribute to ribbon development along the A228 (Malling Road) and A26 (Tonbridge Road), undermining the wider Green Belt's role in safeguarding the countryside from encroachment. The removal of the sub-area in combination with either ME-08 or ME-09 would also cause ME-07 to be contiguous with two areas of development, significantly undermining its role in preventing sprawl.

In combination with a wider cluster of sub-areas (ME-06, ME-07, ME-08 and ME-10), the release of the sub-area would result in disproportionate sprawl of the settlement of Mereworth and Herne Pound, significantly undermining the wider Green Belt's role in preventing sprawl. As the cluster faces the settlement to the north, its removal would also produce an irregular Green Belt boundary with a sliver of Green Belt remaining covering The Street, which would undermine the wider Green Belt's integrity if not also removed. The removal of the cluster would additionally bring significant new urbanising influences to the wider Green Belt. Due to the topography of the cluster which descends towards the south, development within the cluster would be visible from further afield to the south, significantly undermining the wider Green Belt's sense of openness.

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 or in combination with neighbouring sub-areas would harm the performance of the wider Green Belt.

Boundary Assessment

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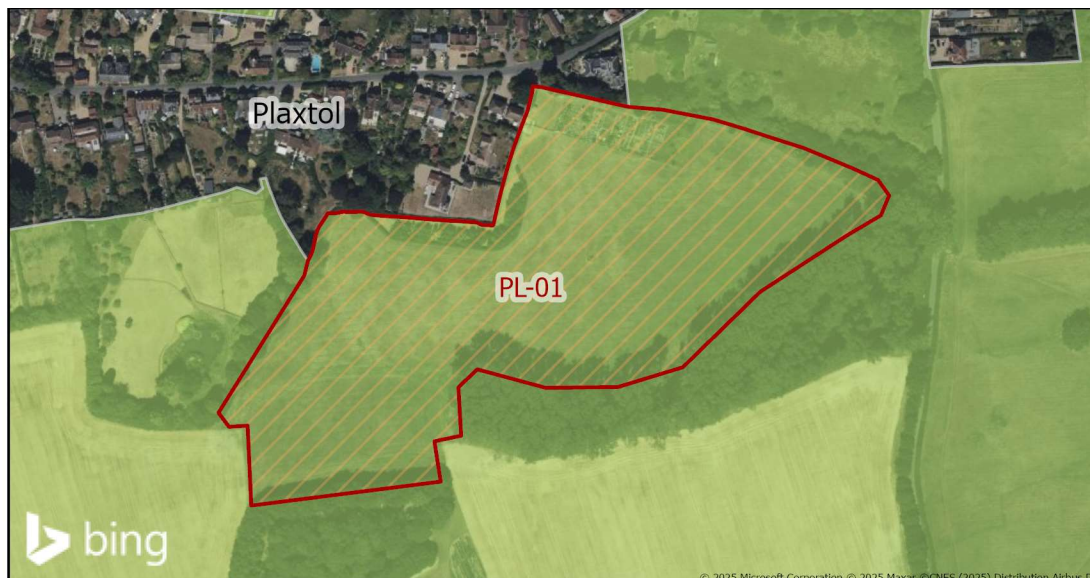
Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs weakly against the NPPF purposes but makes an important contribution to the performance of 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 the edge of the Plaxtol built-up area to the north, and a mature tree line to the north-east. The boundary follows the edge of an area of woodland to the south-east and south, follows a field boundary without significant physical features to the south-west and follows the edge of a further wooded area to the west. Inner boundaries: north-west. Outer boundaries: north-east, south-east, south, south-west, west.



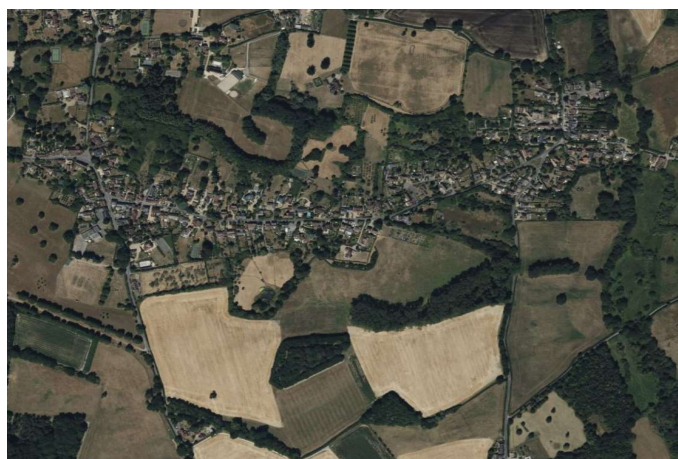
Looking south-east from the northern boundary of the sub-area, showing a grassy field and allotments.



Looking south from the north-eastern boundary of the sub-area, showing allotments.



Looking west from the eastern corner of the sub-area, showing an open field bounded by mature tree lines.



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	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 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 largely of an open field, with an area of allotments to the north-east. The managed nature of the allotments contributes to a more urban and less open character. There are minor urbanising influences from the presence of adjacent residential properties which overlook the sub-area due to its descending topography. Overall, the sub-area 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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