

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 P18	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	5	3	0
	NO	0			

Assessment of wider impact

At a more granular level, the sub-area performs similarly against purposes (a) and (d), more weakly against purpose (b), and more strongly against purpose (c) compared to the Stage 1 parcel. The sub-area plays a less important role against purpose (b) due to the sub-area comprising a much smaller part of the gap between Tonbridge and other neighbouring towns than the overall parcel. The sub-area plays a more important role against purpose (c) as it is overall much less covered by development than the larger Stage 1 parcel, and therefore has a more open and rural character.

The sub-area adjoins HAD-01 to the south west, HAD-02 to the south, HAD-06 to the south-east, HAD-04 to the north, and wider Green Belt to the north-east, east and west. The release of the sub-area in isolation would constitute irregular sprawl of the built-up area, and would impact the role played by the wider Green Belt to the north, east, west and south in preventing sprawl, maintaining openness, and safeguarding against urban encroachment. Its release in isolation would also enclose HAD-02 and bring a sense of enclosure to HAD-01 by introducing new urbanising influences to the north. Due to the presence of washed over development along Tonbridge Road (A26) to the east, new urbanising influences introduced as a result of release would have a lesser impact on the sense of openness of the wider Green Belt in this direction.

The release of the sub-area in combination with HAD-01 would constitute irregular sprawl of Hadlow, undermining the role of the wider Green Belt with regard to preventing sprawl and safeguarding the countryside from encroachment. The removal of the sub-areas would also enclose HAD-02, creating an 'island' of Green Belt that would undermine the integrity of the wider Green Belt. The removal of the sub-areas would bring new urbanising influences to the Green Belt to the north and west, impacting the sense of openness and impacting the Green Belt's overall performance against purpose (c).

The release of the sub-area in combination with either HAD-02 or HAD-06 would constitute irregular sprawl of Hadlow. As both HAD-02 and HAD-06 consist of development and urban land uses, they already play a reduced role with regard to preventing sprawl and have a reduced sense of openness. The removal of either HAD-02 or HAD-06 alongside the sub-area would therefore not be likely to bring significant additional urbanising influences to the surrounding Green Belt or further impact the wider Green Belt's role in safeguarding the countryside from encroachment beyond the impacts resulting from the removal of the sub-area in isolation.

In combination with HAD-04, the removal of the sub-area would constitute irregular and disproportionate sprawl of Hadlow, undermining the role of the wider Green Belt with regard to preventing sprawl and safeguarding the countryside from encroachment. The removal of the sub-areas would bring new urbanising influences to the Green Belt to the north, impacting its performance with regard to purpose (c) and diminishing the wider Green Belt's overall sense of openness.

In combination with a wider cluster of sub-areas (HAD-01, HAD-02, HAD-04 and HAD-06), the release of the sub-area would result in a disproportionate sprawl of Hadlow, undermining the Green Belt's overall role in preventing sprawl. The removal of the cluster would impact the role of the surrounding Green Belt to the north, east and west in safeguarding against urban encroachment, preventing sprawl and maintaining openness as it would now be located at the settlement edge.

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 adjacent 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 inner boundaries of the sub-area are readily recognisable and likely to be permanent. The outer boundaries of the sub-area are partly readily recognisable and likely to be permanent, with parts that are either not readily recognisable or not necessarily likely to be permanent. If the sub-area was released, the new inner boundary of the Green Belt would not meet the NPPF definition. The new boundary would require strengthening.
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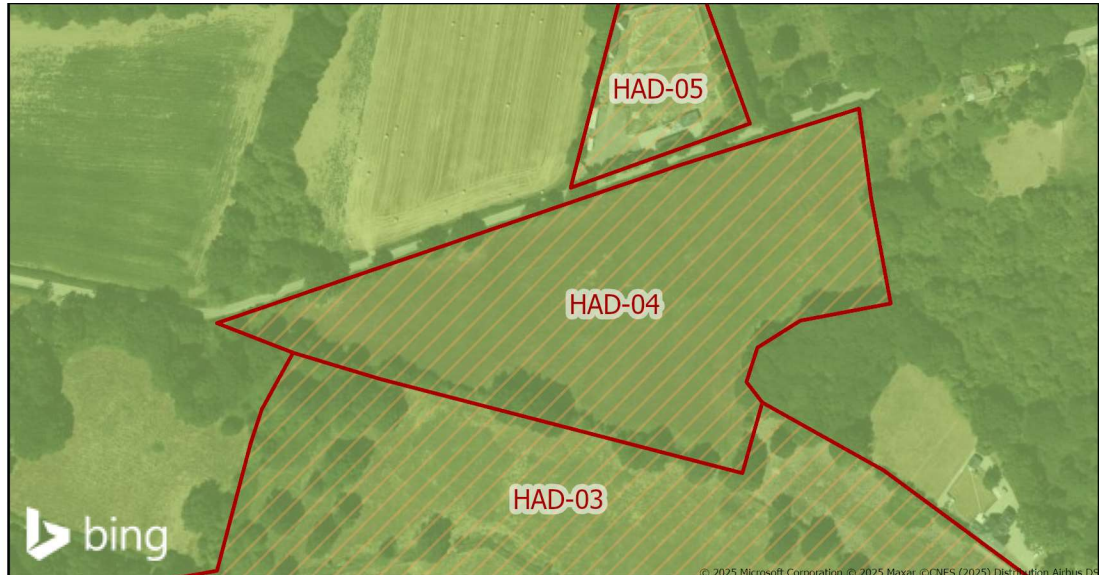
Categorisation & Recommendation

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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Legend

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

0 130 m



Boundaries

The sub-area is bounded by Common Road to the north, by a mature tree line and area of woodland to the east and south-east, by a dispersed tree line to the south, and by a patch of woodland to the south-west. Inner boundaries: none. Outer boundaries: north, east, south, west.



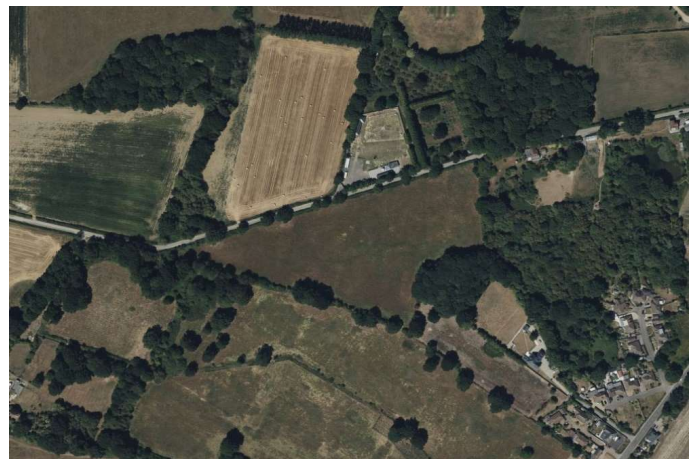
Looking west from the eastern boundary of the sub-area, showing an open field.



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



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



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

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

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

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

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

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

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	Due to its distance from any relevant towns, the sub-area makes no discernible contribution to the separation of towns in physical or perceptual terms.
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Purpose (c) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	The sub-area is not covered by any built form. The sub-area consists of an open field. 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 P18	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	5	3	0
	NO	0			

Assessment of wider impact

At a more granular level, the sub-area performs similarly against purposes (a) and (d), more weakly against purpose (b), and more strongly against purpose (c) compared to the Stage 1 parcel. The sub-area plays a less important role against purpose (b) due to the sub-area comprising a much smaller part of the gap between Tonbridge and other neighbouring towns than the overall parcel. The sub-area plays a more important role against purpose (c) as it is overall much less covered by development than the larger Stage 1 parcel, and therefore has a more open and rural character.

The sub-area adjoins HAD-03 to the south, faces HAD-05 across Common Road to the north, and adjoins wider Green Belt to the north-east, east, west and north-west. As the sub-area does not abut a settlement, its release 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 preventing sprawl and safeguarding the countryside from encroachment. The removal of the sub-area would cause HAD-03 to become contiguous with two areas of development, significantly diminishing its role in preventing sprawl and its sense of openness. The release of the sub-area would also impact the role of HAD-05 and the surrounding Green Belt with regard to safeguarding the openness of the countryside, as these areas would now be located at the edge of the Green Belt and thus subject to new urbanising influences.

In combination with HAD-03, the removal of the sub-area would constitute irregular and disproportionate sprawl of Hadlow, undermining the role of the wider Green Belt with regard to preventing sprawl and safeguarding the countryside from encroachment. The removal of the sub-areas would also significantly enclose HAD-02 and HAD-06, although as both of these sub-areas already consist of development and urban land uses, this would not be likely to materially impact their performance with regard to safeguarding the countryside from encroachment, or impact their sense of openness. Due to the presence of washed over development along Tonbridge Road (A26) to the east of HAD-03, new urbanising influences introduced as a result of release would have a lesser impact on the sense of openness of the wider Green Belt in this direction.

In combination with a wider cluster of sub-areas (HAD-01, HAD-02, HAD-03 and HAD-06), the release of the sub-area would result in a disproportionate sprawl of Hadlow, undermining the Green Belt's overall role in preventing sprawl. The removal of the cluster would impact the role of the surrounding Green Belt to the north, east and west in safeguarding against urban encroachment, preventing sprawl and maintaining openness as it would now be located at the settlement edge.

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 adjacent 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 not 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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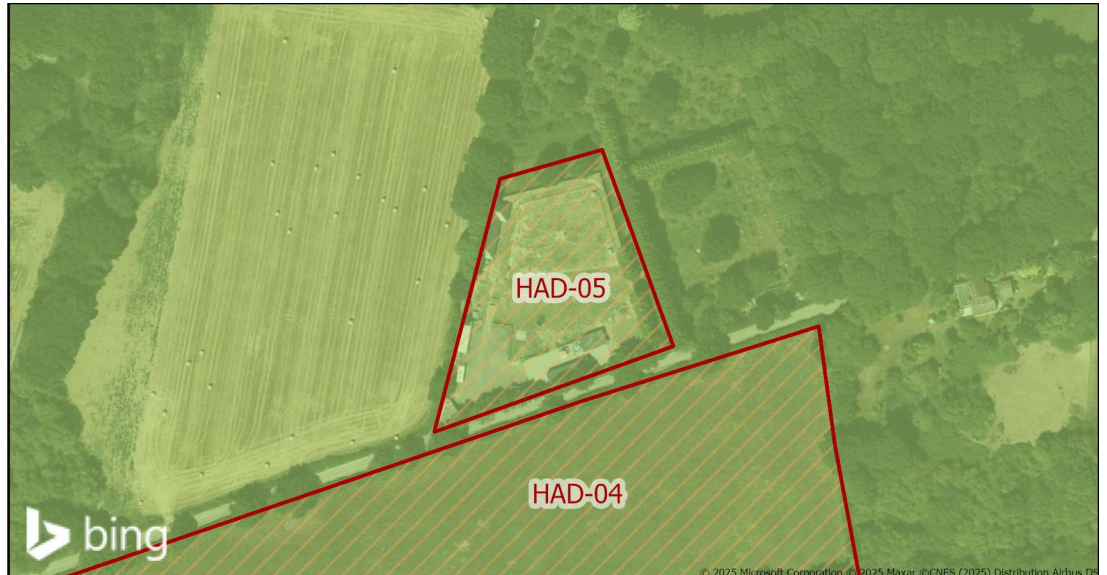
Categorisation & Recommendation

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

0 100 m



Boundaries

The sub-area is bounded to the east by a fence and dense hedgerow, to the south by Common Road, to the west by a fence and footpath, and to the north by a hedgerow and dense woodland. Inner boundaries: none. Outer boundaries: north, east, south, west.



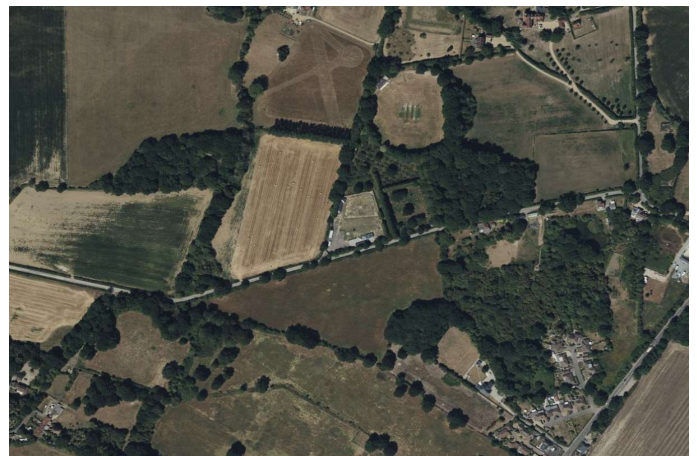
Looking north-east from the south-western corner of the sub-area towards a dispersed tree line and fence.



Looking north from the southern boundary towards a security fence and gate.



Facing south from the north-western boundary at a hedge and tree line.



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	3	0
	NO	0			

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

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

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

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	Due to its distance from any relevant towns, the sub-area makes no discernible contribution to the separation of towns in physical or perceptual terms.
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Purpose (c) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Approximately 3% of the sub-area is covered by built form. The built form consists residential properties and minor associated outbuildings to the south of the sub-area. The majority of the sub-area consists of a field. Mature treelines on the east, west and north boundaries provide a strong sense of visual enclosure. The sub-area slopes gently down towards Common Road to the south, but due to the dense hedgerow and built form it does not allow for long views into the wider countryside. Overall, the sub-area has a largely rural character.
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Purpose (d) To preserve the setting and special character of historic towns

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

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

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel P13	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	5	4	0
	NO	0			

Assessment of wider impact

At a more granular level, the sub-area performs similarly against purposes (a), (c) and (d), and more weakly against purpose (b) compared to the Stage 1 parcel. The sub-area plays a less important role against purpose (b) due to the sub-area comprising a much smaller part of the gap between Tonbridge and other neighbouring towns than the larger overall parcel.

The sub-area does not adjoin any other sub-areas, and is surrounded on all sides by the wider Green Belt. As the sub-area does not abut a settlement, its release 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 preventing sprawl and safeguarding the countryside from encroachment. As the sub-area is strongly visually enclosed from the wider countryside to the north and east by dense woodland and mature treelines, its removal is not likely to significantly impact the performance of the wider Green Belt in these directions with regard to safeguarding the countryside from encroachment, or significantly diminish its openness. However, the sub-area's removal would introduce new urbanising influences to the Green Belt to the south and west, impacting the performance of the surrounding Green Belt against purpose (c).

Summary of wider assessment

Overall, the sub-area plays a less important role with respect to the Stage 1 parcel, but its release in isolation is likely to harm the performance of the wider Green Belt.

Boundary Assessment

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

0 130 m

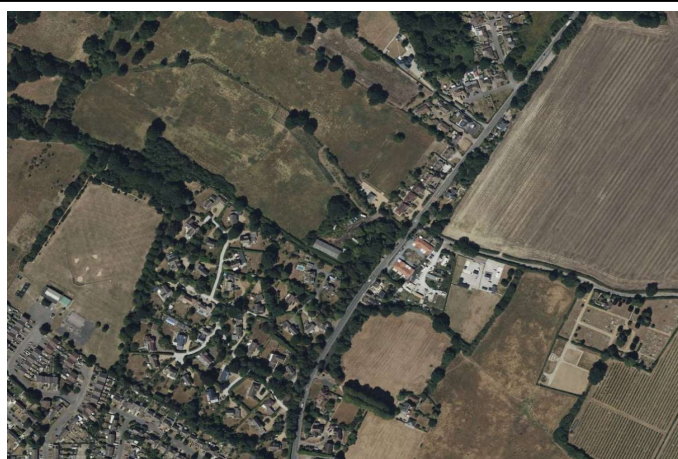


Boundaries

The sub-area is bounded to the north by the regular edge of properties on the A26 (Tonbridge Road), to the east by the A26 (Tonbridge Road), to the south by the regular edge of residential properties within the settlement of Hadlow, and to the west by a mature tree line. Inner boundaries: south. Outer boundaries: north, east, west.



Looking west from the north-eastern corner of the sub-area over a private driveway to residential and farm buildings.



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	3	0
	NO	0			

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

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

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

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	Due to its distance from any relevant towns, the sub-area makes no discernible contribution to the separation of towns in physical or perceptual terms.
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Purpose (c) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Approximately 10% of the sub-area is covered by built form. The built form consists of an agricultural building located in the south-western corner of the sub-area, and additional minor buildings in the west and centre of the sub-area. The rest of the sub-area is made up of a driveway and an area of dense woodland. Due to the dense woodland and mature tree lines, there is a strong sense of visual enclosure. Overall, the sub-area has a largely rural character.
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Purpose (d) To preserve the setting and special character of historic towns

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

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

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel P18	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	5	3	0
	NO	0			

Assessment of wider impact

At a more granular level, the sub-area performs similarly against purposes (a), (c) and (d), and more weakly against purpose (b) compared to the Stage 1 parcel. The sub-area performs a weaker role against purpose (b) due to the sub-area comprising a much smaller part of the gap between Tonbridge and other neighbouring towns than the larger Stage 1 parcel.

The sub-area borders HAD-03 to the west, faces HAD-07 across the A26 (Tonbridge Road) to the east, and adjoins wider Green Belt to the north. The removal of the sub-area would impact the performance of the adjoining Green Belt to the north and east with regard to preventing sprawl as it would now be located at the settlement edge. In addition, the sub-area's removal would contribute to ribbon development along the A26 (Tonbridge Road). In practice however, as the sub-area and the adjoining Green Belt to the north and east already contains significant development, the sub-area's removal is not likely to contribute to a perception of sprawl from the settlement of Hadlow or undermine the wider Green Belt's role in safeguarding the countryside from encroachment. Due to development within the sub-area and in the adjacent Green Belt, the sub-area's removal is also not likely to result in new urbanising influences being brought to the surrounding Green Belt, and would not materially undermine the wider Green Belt's openness.

In combination with HAD-03, the release of the sub-area would constitute irregular and disproportionate sprawl of the built-up area, and would impact the role played by the wider Green Belt to the north, east, west and south in preventing sprawl, maintaining openness, and safeguarding against urban encroachment as it would now be located at the settlement edge. The removal of the sub-areas would also enclose HAD-02 and bring a sense of enclosure to HAD-01 by introducing new urbanising influences to the north, significantly diminishing these areas' roles with regard to preventing sprawl. Due to the presence of washed over development along Tonbridge Road (A26) to the east of HAD-03, new urbanising influences introduced as a result of the sub-areas' removal would have a lesser impact on the sense of openness of the wider Green Belt in this direction.

In combination with a wider cluster of sub-areas (HAD-01, HAD-02, HAD-03 and HAD-04), the release of the sub-area would result in a disproportionate sprawl of Hadlow, undermining the Green Belt's overall role in preventing sprawl. The removal of the cluster would impact the role of the surrounding Green Belt to the north, east and west in safeguarding against urban encroachment, preventing sprawl and maintaining openness as it would now be located at the settlement edge.

Summary of wider assessment

Overall, the sub-area plays a less important role with respect to the Stage 1 parcel, and its release in isolation is unlikely 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 to the south is 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 and would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs moderately against the NPPF purposes, and makes a less important contribution to the wider Green Belt. Recommended for further consideration in isolation as RA-009.
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Recommended Area Map

Legend

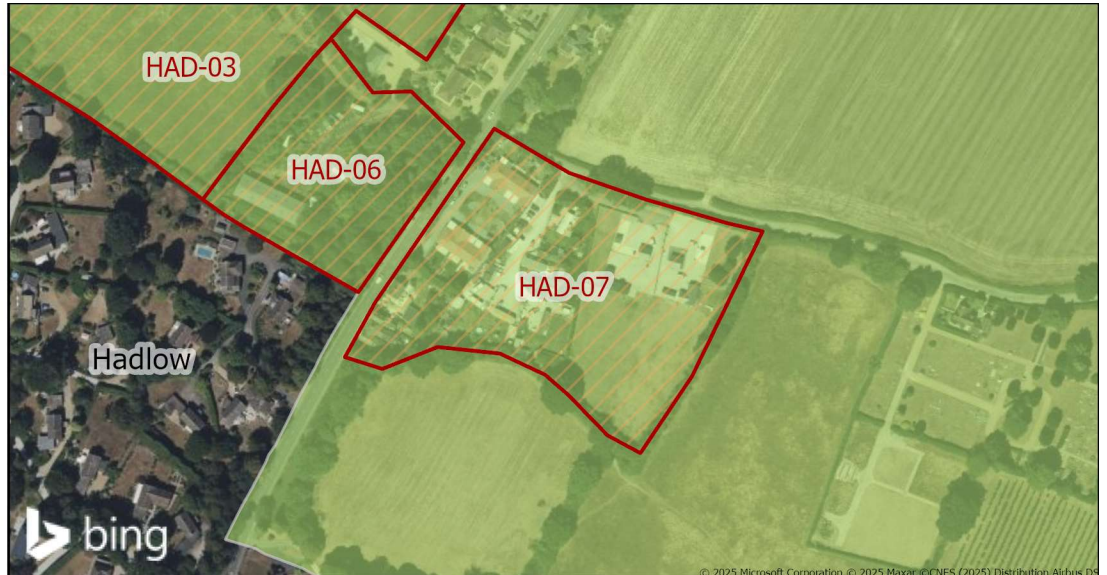
-  Recommended Areas
-  Recommended in Combination
-  Settlements
-  Local Authority Boundaries
-  Tonbridge & Malling Green Belt
-  Neighbouring Green Belt



Legend

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

0 130 m



Boundaries

The sub-area is bounded to the north by Cemetery Lane, to the east and south by mature tree lines, and to the west by the A26 (Tonbridge Road). Inner boundary: west (part). Outer boundary: north, east, south, west (part).



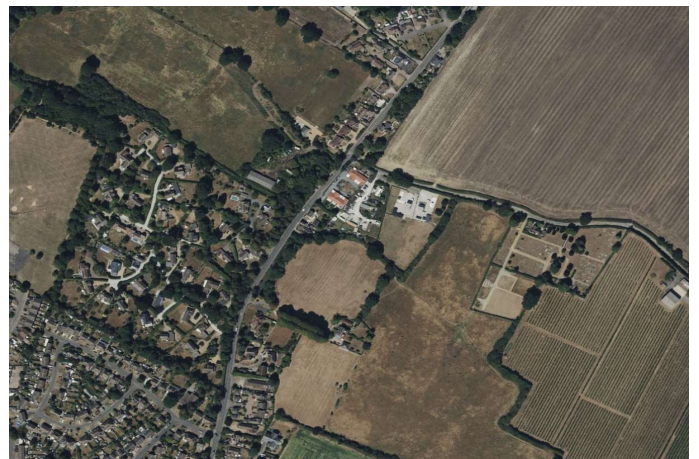
Looking south from the northern boundary towards a residential driveway.



Looking south-west from the north-eastern corner of the sub-area towards fields and structures associated with horse-riding.



Looking south-east from the western boundary over Tonbridge Road and residential properties.



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	1	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 15% of the sub-area is covered by built form. Built form consists of several residential buildings and associated minor outbuildings, as well as a stable and barn towards the east of the sub-area. The rest of the sub-area consists of residential gardens and areas of hardstanding, with open fields to the south-east. There are strong urbanising influences from direct physical and visual connections to built form within the settlement of Hadlow to the south-west, as well as development within the Green Belt along the A26 (Tonbridge Road) to the north. The sub-area's flat topography, and hedgerows along the north, east and south boundaries, limit any views into the wider countryside. Overall, the sub-area has a largely 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 performs weakly against purpose (c), and does not meet purposes (a), (b) or (d).

Strategic Assessment

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

Assessment of wider impact

At a more granular level, the sub-area performs similarly against purposes (a) and (d), and more weakly against purposes (b) and (c) compared to the Stage 1 parcel. The sub-area performs a weaker role against purpose (b) due to it comprising a much smaller part of the gap between Tonbridge and other neighbouring towns than the overall parcel. The sub-area performs a weaker role against purpose (c) because it is overall covered by more development than the wider Stage 1 parcel, and therefore has a less open and rural character.

The sub-area faces HAD-06 across the A26 (Tonbridge Road), and abuts the wider Green Belt to the north, east and south. As the sub-area is separated from Hadlow by the A26 (Tonbridge Road), the removal of the sub-area would result in a 'hole' in the Green Belt, with a narrow sliver of Green Belt remaining which would undermine the integrity of the wider Green Belt. The removal of the sub-area would contribute to an irregular pattern of development, enclosing an area of Green Belt to the south and contributing to ribbon development along the A26 (Tonbridge Road), undermining the role of the wider Green Belt in safeguarding the countryside from encroachment and preventing sprawl. The enclosure of Green Belt to the south would also diminish this area's performance with regard to purpose (c), and would undermine the overall openness of the wider Green Belt. As the sub-area is already significantly developed however, its removal is in practice not likely to significantly contribute to a perception of further sprawl and is not likely to result in significant new urbanising influences being brought to the surrounding Green Belt.

Summary of wider assessment

Overall, the sub-area plays a less important role with respect to the Stage 1 parcel, but its release in isolation is likely to harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	The inner boundary is 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 and would require strengthening.
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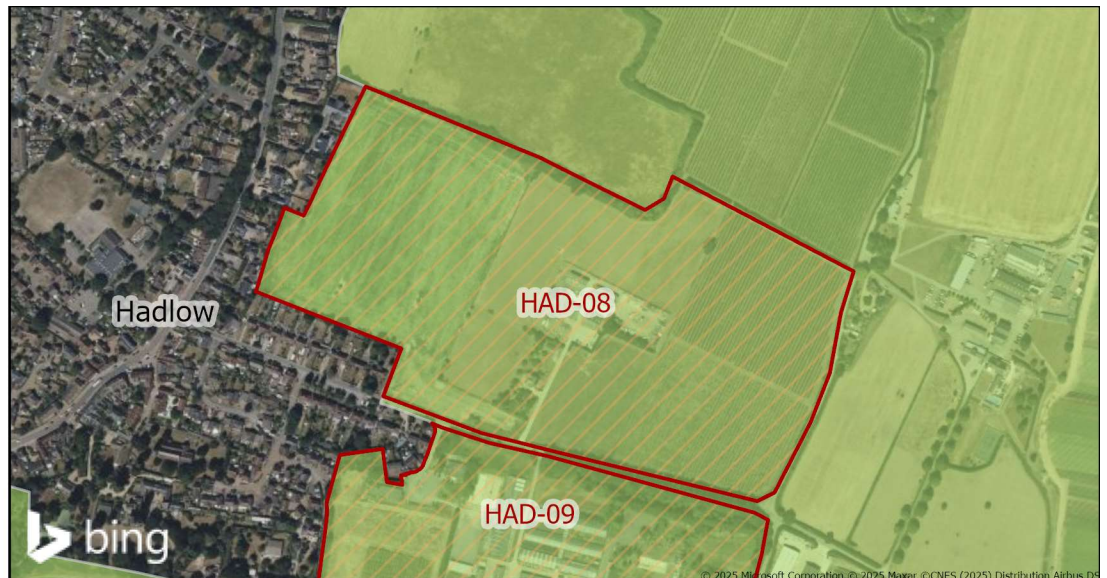
Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs weakly against the NPPF purposes but makes an important contribution to the 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

0 260 m



Boundaries

The sub-area is bounded by hedgerows to the north, by Cemetery Lane to the east, by Court Lane to the south, and by the regular backs of properties along Court Lane and the A26 (Tonbridge Road) to the south-west and west. Inner boundary: south-west, west. Outer boundary: north, east, south.



Looking north from the southern boundary of the sub-area, showing an open field crossed by powerlines.



Looking north-east from the southern boundary of the sub-area up a paved access road towards a residential property and light industrial premises.



Looking south from the northern boundary, showing a light industrial estate from across an open grassy field.



Looking south-west from the north-eastern corner, showing an orchard.

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

Sub-area scores	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	0	3	0
	NO	0			

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

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

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

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	Due to its distance from any relevant towns, the sub-area makes no discernible contribution to the separation of towns in physical or perceptual terms.
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Purpose (c) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Approximately 2% of the sub-area is covered by built form. Built form is located in the centre of the sub-area and consists of residential buildings and a small light industrial yard with warehouses. The rest of the sub-area consists of open fields and an orchard. There are slight urbanising influences from unbroken views into the adjacent settlement of Hadlow to the west, as well as from the built development within the sub-area. Views into the wider countryside are limited due to the sub-area's flat topography and tree lines and hedgerows around the north, east and southern boundary which bring a sense of enclosure to the sub-area. Overall, the sub-area has a largely rural character.
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Purpose (d) To preserve the setting and special character of historic towns

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

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

Strategic Assessment

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

Assessment of wider impact

At a more granular level, the sub-area performs similarly against purposes (a), (c) and (d), and more weakly against purpose (b) compared to the Stage 1 parcel. The sub-area performs a weaker role against purpose (b) due to the sub-area being much smaller than the Stage 1 parcel and thus comprising a much smaller part of the gap between any two towns.

The sub-area faces HAD-09 to the south across Court Lane, and adjoins wider Green Belt to the north and east. The release of the sub-area in isolation would be an extension of the settlement of Hadlow, and would therefore give the wider Green Belt to the north-east and east a stronger role in preventing sprawl as it would now be located at the settlement edge. The removal of the sub-area would also result in the partial enclosure of HAD-09 to the south, diminishing its role with regard to safeguarding the countryside from encroachment. However, as HAD-09 already contains development it already plays a lesser role in this regard, and as Cemetery Lane would form a prominent barrier to further sprawl to the east, the sub-area's removal would not be likely to significantly undermine the wider Green Belt's overall role in preventing sprawl or safeguarding the countryside from encroachment. The removal of the sub-area would also bring new urbanising influences to the surrounding Green Belt. However, the western part of the sub-area is already partly enclosed by development, and there are strong existing visual connections between Hadlow and the countryside in this area due to the flat topography and the lack of prominent boundary features to disrupt views, so the removal of the sub-area is not likely to significantly diminish the surrounding Green Belt's overall openness. In addition, HAD-09 to the south is already significantly developed, so the sub-area's removal is not likely to bring new urbanising influences to the wider Green Belt in this direction, and mature hedgerows along Cemetery Lane would significantly reduce the visual impact of development within the sub-area on the Green Belt to the east.

Summary of wider assessment

Overall, the sub-area plays a less important role with respect to the Stage 1 parcel and its release in isolation is unlikely 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 boundaries of the sub-area are readily recognisable and likely to be permanent. The outer boundaries of the sub-area 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 moderately against the NPPF purposes and makes a less important contribution to the wider Green Belt. Recommended for further consideration as RA-010.
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Recommended Area Map

Legend

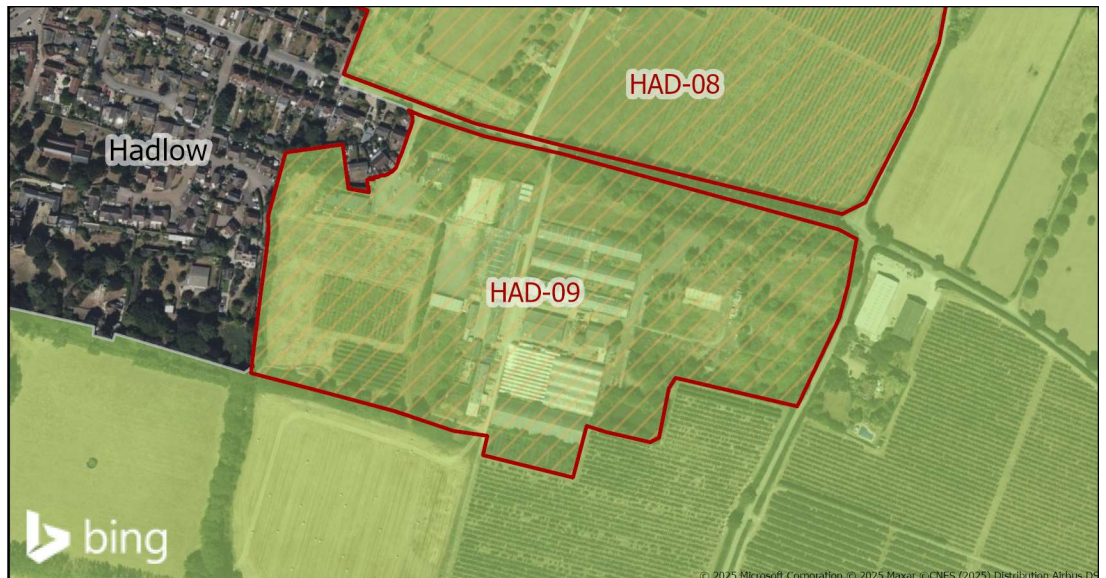
-  Recommended Areas
-  Recommended in Combination
-  Settlements
-  Local Authority Boundaries
-  Tonbridge & Malling Green Belt
-  Neighbouring Green Belt



Legend

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

0 200 m



Boundaries

The sub-area is bounded by Court Lane to the north, Victoria Road to the east, mature and dispersed tree lines and a pond to the south, and the edge of the Hadlow built-up area to the west. Inner boundaries: west. Outer boundaries: north, east, south.



Looking south from the north-western boundary of the sub-area, showing a paved access road and car park.



Looking south from the north-west of the sub-area, showing an area of scrub.



Looking east from within the western part of the sub-area, showing disused agricultural greenhouses and an overgrown area of hard standing.



Looking south from the northern boundary of the sub-area, showing disused agricultural greenhouses and a paved access road.

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 18% of the sub-area is covered by built form. Built form consists of glasshouses and other buildings and structures associated with nursery gardening dispersed throughout the sub-area, and an administrative building currently in use as a childcare centre in the north-west. The rest of the sub-area consists of grassland and scrub or wooded areas, with an area of hardstanding to the north-west. There are significant urbanising influences from built form within the sub-area and from views of residential properties in the adjacent urban area. 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 P19	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	5	3	0
	NO	0			

Assessment of wider impact

At a more granular level, the sub-area performs similarly against purposes (a) and (d), and more weakly against purposes (b) and (c) compared to the Stage 1 parcel. The sub-area performs a weaker role against purpose (b) due to the sub-area comprising a much smaller part of the gap between Tonbridge and other neighbouring towns than the overall parcel. The sub-area performs a weaker role against purpose (c) because it is overall covered by more development than the wider Stage 1 parcel, and therefore has a less open and rural character.

The sub-area faces HAD-08 to the north across Court Lane, and adjoins wider Green Belt to the east and south. The release of the sub-area in isolation would be an extension of Hadlow and would give the surrounding Green Belt a stronger role in preventing sprawl as it would now be located at the settlement edge. However, the sub-area's removal would not contribute to an irregular pattern of development as the sub-area already contains significant development, and the boundary between the sub-area and the settlement is therefore poorly defined. In addition, Victoria Road to the east and Court Lane to the north provide prominent barriers to further sprawl, so the sub-area's removal is not likely to significantly impact the role of the Green Belt in these directions with regard to safeguarding the countryside from encroachment. The removal of the sub-area would bring a sense of enclosure to HAD-08, and would therefore reduce HAD-08's role in safeguarding the countryside against urban encroachment and maintaining openness, and its role in regards to purpose (c). However, the western part of HAD-08 is already partly enclosed by development, and there are strong existing visual connections between Hadlow and the countryside in this area due to the flat topography and the lack of prominent boundary features to disrupt views, so the overall impact of this is not likely to be significant. As much of the sub-area is already covered by built form its release would also not introduce significant new urbanising influences to the wider Green Belt. Consequently, the sub-area's removal is not likely to significantly diminish the wider Green Belt's overall openness.

Summary of wider assessment

Overall, the sub-area plays a less important role with respect to the Stage 1 parcel and its release is unlikely 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 boundaries of the sub-area are readily recognisable and likely to be permanent. The outer boundaries of the sub-area are predominantly readily recognisable but are partly 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 and makes a less important contribution to the wider Green Belt. Recommended for further consideration as RA-011.
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Recommended Area Map

Legend

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

