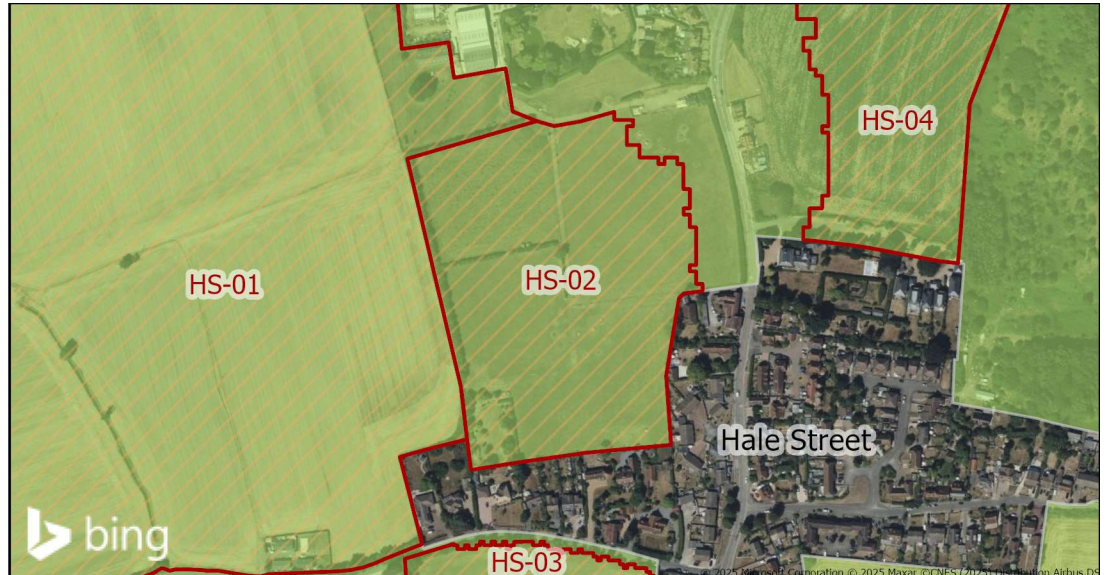


Legend

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

0 200 m



Boundaries

The sub-area is bounded by a mature tree line and farm track to the north. The boundary follows the edge of Flood Zone 3 aligned with Hale Street to the north-east and follows the line of the regular backs of properties in the Hale Street built-up area to the south-east and south. The boundary follows a mature tree line to the west. Inner boundaries: south-east, south. Outer boundaries: north, north-east, west.



Looking south from the centre of the sub-area, with views of a field and the rear of some houses.



Looking west from the south boundary, with views of an agricultural field.



Looking north-east from the centre of the sub-area, with views of agricultural land and the roofs of residential buildings.



Looking west from the north boundary of the sub-area, with views of agricultural land.

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	Approximately 1% of the sub-area is covered by built form. Built form consists of minor structures associated with agricultural uses. Most of the sub-area comprises open fields, with an area of residential garden to the south-west. There are minor urbanising influences from views of residential properties in the adjacent urban area. Overall, the sub-area has a strongly unspoilt rural character.
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Purpose (d) To preserve the setting and special character of historic towns

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

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

Strategic Assessment

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

Assessment of wider impact

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

The sub-area adjoins HS-01 to the west and north-west, and the wider Green Belt to the north-east and east. The release of the sub-area in isolation would strengthen the role played by HS-01 and the wider Green Belt to the north-east in preventing sprawl. The sub-area has strong perceptual separation from the wider Green Belt to the north due to washed over development in the Green Belt in this direction, and is partially enclosed by Hale Street to the east and south. The release of the sub-area in isolation is therefore not likely to have a significant impact on the performance on the wider Green Belt's role with regards to preventing sprawl, and new urbanising influences resulting from the sub-area's removal would have a limited impact on the openness of the countryside. The north-eastern boundary of the sub-area follows the edge of Flood Zone 3 adjacent to Hale Street, and consequently the release of the sub-area without also releasing this land would produce an irregular and poorly defined boundary between the settlement and the Green Belt unless the area of Flood Zone 3 up to the farm track and Hale Street was removed in combination with the sub-area.

The release of the sub-area in combination with HS-01 would constitute significant irregular and disproportionate sprawl of the settlements of Hale Street and East Peckham, causing the settlements to merge. This would result in a more significant enclosure of a wider area of Green Belt to the south, between East Peckham and Hale Street, significantly diminishing its role in preventing sprawl and its role in safeguarding the openness of the countryside, consequently undermining the overall performance of the wider Green Belt in this regard. The release of the sub-areas would be a significant introduction of development into previously undeveloped countryside, and would introduce new urbanising influences to the north and west, harming the surrounding Green Belt's performance with regards to purpose (c) and reducing the wider Green Belt's overall openness.

Summary of wider assessment

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

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	The inner boundaries of the sub-area are predominantly readily recognisable and likely to be permanent. The outer boundaries are predominantly not readily recognisable or necessarily likely to be permanent. If the sub-area was released in isolation, the new inner boundaries of the Green Belt would not meet the NPPF definition. The new boundaries would require strengthening. If the sub-area was released in combination with the area of Flood Zone 3 to the east, the new inner boundary of the Green Belt would not meet the NPPF definition. The new boundary would require strengthening.
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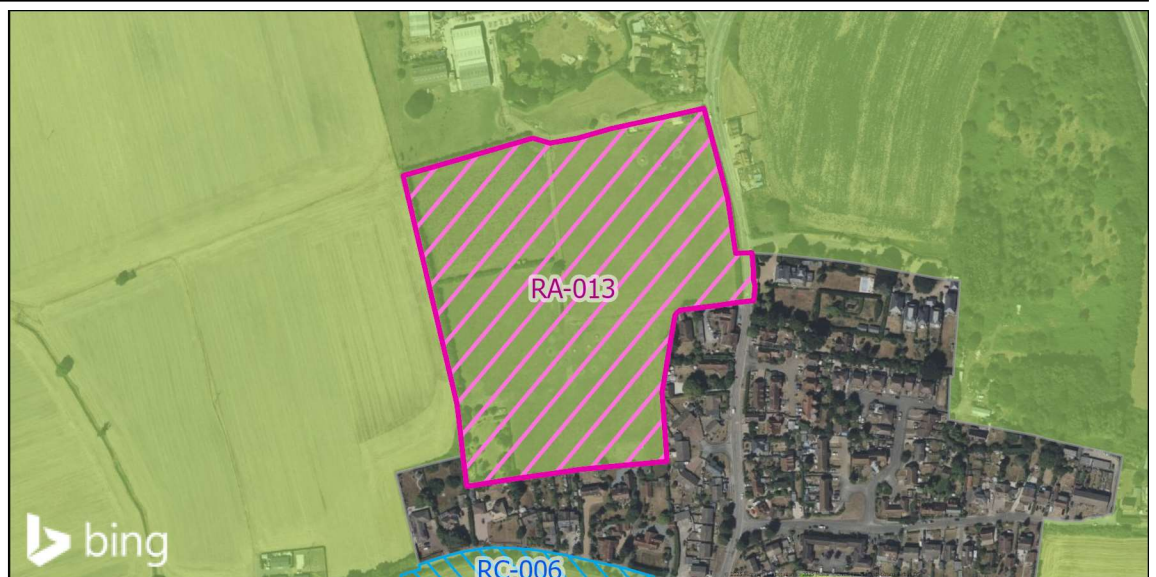
Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against the NPPF purposes, but makes a less important contribution to the wider Green Belt. Recommended for further consideration in isolation, including the area of Flood Zone 3 to the east, as RA-013.
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Recommended Area Map

Legend

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



Legend

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

0 130 m



Boundaries

The sub-area is bounded by Church Lane to the north, the edge of the Hale Street built-up area to the east, and by a mature tree line to the south-east. The boundary follows the edge of an area of Flood Zone 3 aligned with a stream to the south, and then follows mature tree and hedge lines to the south-west and west. Inner boundaries: north, east. Outer boundaries: south, west.



Looking north from the southern boundary, showing an open field.



Looking north-east from the south boundary, showing agricultural land.



Looking north-west from the south boundary, showing agricultural land and the backs of houses.



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. There are urbanising influences from views of residential properties in the adjacent urban area, and of adjacent light industrial uses. Overall, the sub-area has a strongly unspoilt rural character.
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Purpose (d) To preserve the setting and special character of historic towns

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

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

Strategic Assessment

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

Assessment of wider impact

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

The sub-area abuts EA-07 to the south-west, faces EA-08 across an area of Flood Zone 3 to the south, faces HS-01 across Church Lane to the north-west, and adjoins wider Green Belt to the west. The release of the sub-area would constitute an irregular extension of Hale Street, bringing an increased sense of enclosure to areas of Green Belt to the south and west and undermining the wider Green Belt's role in safeguarding the countryside from encroachment. The release of the sub-area would also produce a highly irregular boundary to the Green Belt where the south boundary follows the edge of Flood Zone 3. This would undermine the integrity of the wider Green Belt if the boundary was not aligned to more recognisable boundary features. As the sub-area sits within an area of Green Belt which is effectively enclosed by Hale Street, East Peckham, and washed-over development between the two settlements, its release in isolation would not bring new urbanising influences to the wider Green Belt beyond the immediate vicinity of the sub-area.

In combination with EA-07, the removal of the sub-area would cause EA-05 to be contiguous with two built-up areas, and would bring an increased sense of enclosure to EA-08, diminishing their roles in preventing sprawl and safeguarding the countryside from encroachment. The release of the sub-areas in combination would constitute an irregular extension of Hale Street, enclosing EA-08 and an area of Green Belt on the south side of Church Lane and therefore undermining the wider Green Belt's role in safeguarding the countryside from encroachment. The release of the sub-areas would produce a highly irregular boundary to the Green Belt where the south boundary of both sub-areas follows the edge of Flood Zone 3. This would undermine the integrity of the wider Green Belt if the boundary was not aligned to more recognisable boundary features. As the Green Belt between the sub-area and EA-07, and to the west of EA-07, includes allotments, playing fields, residential properties and light industry, the release of the sub-areas in combination is not likely to introduce significant new urbanising influences to the surrounding Green Belt as it already has a more developed, managed feel, and a reduced sense of openness.

In combination with a wider cluster of sub-areas (EA-05, EA-06, EA-07 and EA-08), the removal of the sub-area would result in a significant extension of Hale Street, causing it to merge with East Peckham. However, as the cluster sits within an area of Green Belt which is already effectively enclosed by Hale Street, East Peckham, and washed over development between the two settlements, the removal of the cluster would not constitute a disproportionate extension of development into previously undeveloped countryside, and would not be likely to significantly impact the wider Green Belt's role in safeguarding the countryside from encroachment. In addition, Church Lane to the north and Hale Street to the east provide prominent boundary features and barriers to additional sprawl, limiting the impact of the cluster's removal on the neighbouring Green Belt's role in preventing sprawl. The removal of the cluster would enclose two areas of Green Belt to the north and north-west. However, as these areas are already significantly developed and consist of largely urban uses, this would not be likely to materially impact their sense of openness or their role in safeguarding the countryside. The removal of the cluster would produce a highly irregular boundary consisting of a long 'finger' and several small 'islands' of Green Belt formed by areas of Flood Zone 3 which would undermine the integrity of the wider Green Belt if not removed alongside the cluster.

Summary of wider assessment

Overall, the sub-area plays an important role with respect to the Stage 1 parcel, and its release in isolation would harm the performance of the wider Green Belt. However, the sub-area's release in combination with neighbouring sub-areas is not likely to significantly harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	The inner boundaries of the sub-area are readily recognisable and likely to be permanent. The outer boundaries are predominantly readily recognisable but not necessarily likely to be permanent. If the sub-area was released in isolation, the new inner boundaries 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 but makes a less important contribution to the wider Green Belt. Recommended for further consideration as part of a wider cluster (EA-05, EA-06, EA-07, EA-08, HS-03 and areas of Flood Zone 3) as RC-006.
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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
-  Neighbouring Green Belt
-  Tonbridge & Malling Green Belt
-  Settlements
-  Sub-areas for Assessment

0 200 m



Boundaries

The sub-area is bounded to the north-east by the A228 (Boyle Way), to the east by the edge of an area of woodland, to the south by Beechwood Close, and to the west and north-west by the edge of Flood Zone 3, following no discernible physical feature across an open field. Inner boundaries: south. Outer boundaries: north-east, east, west, north-west.



Looking south-east from the north-western corner of the sub-area over the western boundary towards an open field.



Looking east from the south-east corner of the sub-area along the south boundary over a road and residential property adjacent to the sub-area.



Looking east from the west boundary towards an open field.



Looking north from the south-west corner of the sub-area towards a hedgerow and residential property.

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 primarily comprises a large agricultural field, with the edge of a cul-de-sac (Beechwood Close) along the south boundary. There are urbanising influences from views of the residential properties to the south of the sub-area, and from views of development in the Green Belt to the north-west and west, along Hale Street. 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 P20	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	5	5	0
	NO	0			

Assessment of wider impact

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

The sub-area adjoins the wider Green Belt to the north, east and west. The release of the sub-area in isolation would constitute an irregular extension of the settlement of Hale Street, and would give the surrounding Green Belt a stronger role in preventing sprawl as it would now be located at the settlement edge. As the sub-area is heavily constrained by areas of Flood Zone 3, if released in isolation it would produce a highly irregular Green Belt boundary, which would undermine the integrity of the wider Green Belt if the boundary was not aligned to more recognisable boundary features. Due to the lack of physical boundary features which could act as physical or visual buffers to development, if the sub-area was released it would bring significant new urbanising influences to the wider Green Belt to the north, compromising its sense of openness, as the edge of the built-up area would be poorly defined. This would also undermine the wider Green Belt's overall role in safeguarding the countryside from encroachment. The release of the sub-area would also impact the role of the wider Green Belt to the north and west with regards to preventing sprawl, as it would now be located at the settlement edge without any prominent boundary features preventing further sprawl. Due to washed-over development to the west and north-west of the sub-area, its removal would not be likely to bring significant new urbanising influences to the wider Green Belt in these directions, and would therefore not materially impact the surrounding Green Belt's performance with regards to purpose (c), or the overall 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 is likely to significantly harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	The inner boundaries are readily recognisable and likely to be permanent. The outer boundaries are predominantly neither readily recognisable nor 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 of being readily recognisable and likely to be permanent. The new boundary would require strengthening. If the sub-area was released alongside the identified area of Flood Zone 3, the new inner Green Belt boundary would meet the NPPF definition and would not 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

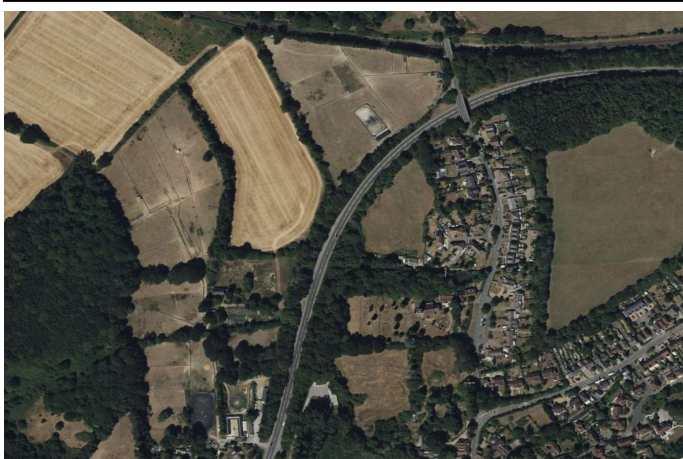
-  Local Authority Boundaries
-  Tonbridge & Malling Green Belt
-  Settlements
-  Sub-areas for Assessment

0 130 m



Boundaries

The sub-area is bounded by the regular backs of residential properties and gardens along Fen Pond Road to the east, by a mature tree line to the south, and by the A25 (Ightham By-Pass) to the west and north-west. Inner boundary: east. Outer boundary: north-west, south and 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	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	NOTE: Unable to access site. This assessment has been completed largely from aerial photography. Approximately 1% of the sub-area is covered by built form. The built form consists of a residential property and associated hardstanding in the south-east of the sub-area. The majority of the sub-area comprises a grazing field. The sub-area has a rising topography towards the east which is likely to allow some views from the sub-area towards the west and north-west. There are some urbanising influences from the residential properties to the east. 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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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 P14	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	5	2	0
	NO	0			

Assessment of wider impact

At a more granular level, the sub-area performs a similar role against purposes (a) and (d), performs more weakly against purpose (b), and performs more strongly against purpose (c) compared to the Stage 1 parcel. The sub-area performs more weakly against purpose (b) as it is much smaller than the Stage 1 parcel, and therefore plays a much reduced role in maintaining a gap between any two towns. The sub-area performs a stronger role in comparison against purpose (c) as it is overall much less covered by development than the Stage 1 parcel, and therefore has a more open and rural character.

The sub-area does not abut any other sub-areas, and adjoins wider Green Belt to the north, south and west. The release of the sub-area in isolation would give the surrounding Green Belt to the north and west a stronger role in preventing sprawl as it would now be located at the settlement edge. However, the A25 (Ightham By-Pass) forms a prominent barrier to further sprawl in these directions, so the sub-area's removal is not likely to undermine the wider Green Belt's role in safeguarding the countryside from encroachment. The removal of the sub-area would result in the enclosure of a sliver of Green Belt to the south, however as this area is already partially enclosed by development and is very small in scale, consisting of a small area of woodland, this is not likely to undermine the wider Green Belt's role in preventing sprawl. As the sub-area is strongly visually enclosed and has limited visual connection to the wider countryside, its removal is also not likely to introduce significant new urbanising influences to the wider Green Belt, or undermine the wider Green Belt's openness or performance against purpose (c).

Summary of wider assessment

Overall, the sub-area plays an important role with respect to the Stage 1 parcel but its release in isolation is 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 of the sub-area is readily recognisable and likely to be permanent. The outer boundary of the sub-area is predominantly readily recognisable and likely to be permanent. If the sub-area was released, the new inner Green Belt boundary would meet the NPPF definition.
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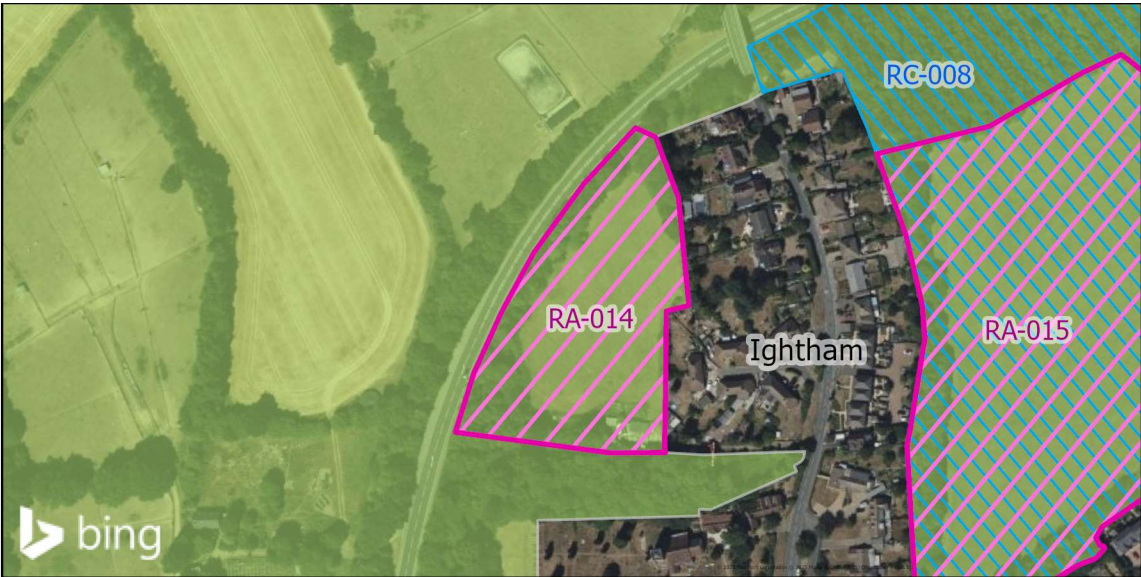
Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against the NPPF purposes, but makes a less important contribution to the wider Green Belt. Recommended for further consideration in isolation as RA-014.
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Recommended Area Map

Legend

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



Legend

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

0 130 m

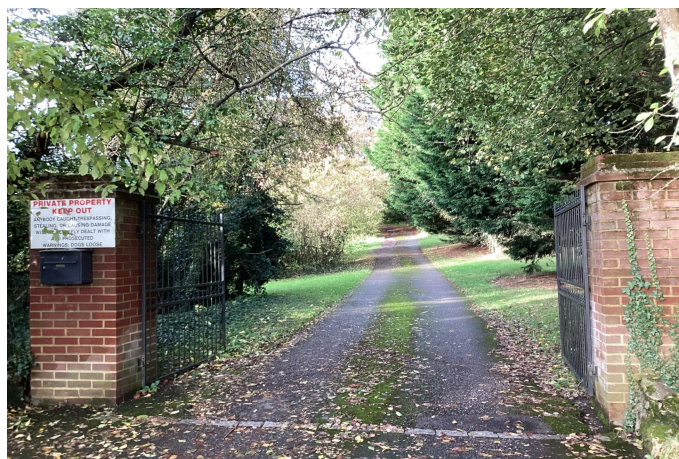


Boundaries

The sub-area is bounded by the A25 (Ightham By-Pass) to the north, by Flood Zone 3 and the A227 (Borough Green Road) to the east, by a mature tree line and the edge of a mature woodland to the south and by the regular backs of residential properties and gardens along Fen Pond Road to the west. Inner boundary: part west. Outer boundary: north, east, south and part west.



Aerial view showing sub-area and surrounding land uses (Bing Maps, November 2023). Aerial photography used as a result of limited access to sub-area.



Looking west from the east boundary onto a residential driveway.



Looking north-west from the east boundary of the sub-area onto a mown garden.



Looking south-west from the north-eastern corner of the sub-area onto a mown garden and woodland in the distance.

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	NOTE: Unable to access the interior of the sub-area. This assessment has been completed largely from aerial photography. Approximately 4% of the sub-area is covered by built form. The built form consists of a residential property and associated minor outbuildings in the east of the sub-area. The remainder of the sub-area consists of a mature woodland with an area of residential garden and hardstanding to the east. Mature woodland across the sub-area likely prevents any views towards the wider Green Belt to the north or south and creates a visually enclosed character. The sub-area has a slightly rising topography towards the west. 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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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 P14	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	5	2	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 reduced role in maintaining a gap between any two towns. The sub-area performs a stronger role in comparison against purpose (c) as it is overall covered by much less development than the Stage 1 parcel and therefore has a more open and rural character.

The sub-area adjoins IG-03 to the south and wider Green Belt to the north and east. The release of the sub-area in isolation would constitute an irregular extension of Ightham, producing an irregular Green Belt boundary that would undermine the wider Green Belt's role in preventing sprawl and safeguarding the countryside from encroachment. The removal of the sub-area would nearly wholly enclose IG-03 to the south, significantly diminishing its role in preventing sprawl, its sense of openness and its performance against purpose (c). The removal of the sub-area would also give the wider Green Belt to the north and east a stronger role in preventing sprawl as it would now be located at the settlement edge, although the A25 (Ightham By-Pass) to the north and A227 (Borough Green Road) to the east provide prominent barriers to further sprawl, meaning that in practice the impact on the surrounding Green Belt's role in this regard would not be likely to be significant. The removal of the sub-area would bring new urbanising influences to the surrounding Green Belt. However, the sub-area's visual connections to the wider Green Belt to the north are reduced by dense woodland, the A25 (Ightham By-Pass) and a railway line, and the sub-area adjoins washed-over development within the Green Belt to the east which would limit the impact of new urbanising influences in this direction. Consequently, the sub-area's removal is not likely to significantly undermine the wider Green Belt's overall sense of openness. The removal of the sub-area would result in an irregular boundary to the north-east where the sub-area boundary follows the edge of Flood Zone 3. However, due to the proximity of prominent boundary features in the form of the A25 (Ightham By-Pass) and A227 (Borough Green Road), this is not likely to materially undermine the integrity of the Green Belt as a whole.

In combination with IG-03, the release of the sub-area would effectively constitute infill development, as IG-03 is significantly enclosed by the settlement of Ightham. The sub-areas' removal would therefore not amount to sprawl or produce an irregular pattern of development and would thus not be likely to undermine the wider Green Belt's role in safeguarding the countryside from encroachment. Due to IG-03 enclosure, its removal alongside the sub-area would also not be likely to bring any additional new urbanising influences to the wider Green Belt. The removal of the sub-areas in combination would therefore also not be likely to undermine 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, but its release in combination with IG-03 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 of the sub-area is readily recognisable and likely to be permanent. The outer boundary of the sub-area is predominantly recognisable but is 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. The new boundary would require strengthening. If the sub-area was released in combination with IG-03, the new inner Green Belt boundary would meet the NPPF definition of being readily recognisable and likely to be permanent, and would not require strengthening.
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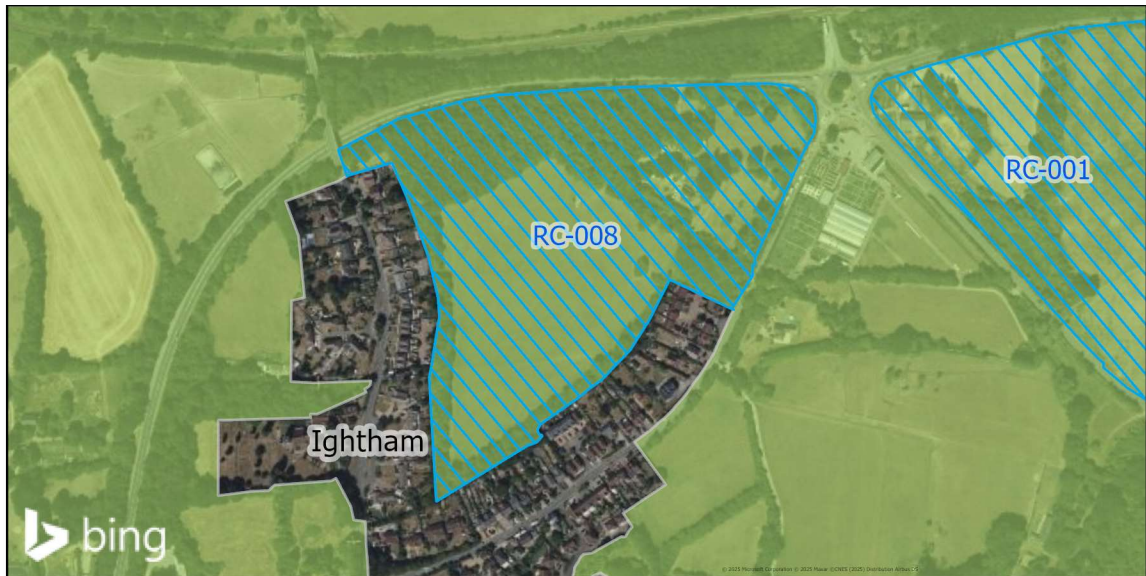
Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against the NPPF purposes, but makes a less important contribution to the wider Green Belt. Recommended for further consideration in combination with IG-03 as RC-008.
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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 the edge of a mature woodland to the north, by Flood Zone 3 and the regular backs of residential properties and gardens along the A227 (Borough Green Road) and Walker Place to the south-east, and by the regular backs of residential properties and gardens along Fen Pond Road and The Close to the west. Inner boundary: part south-east and west. Outer boundary: north and part south-east.



Looking north-west from the south-eastern boundary of the sub-area onto a grazing field.



Looking north-east along the south-eastern boundary of the sub-area onto a wooded area.



Looking west from the south-eastern boundary onto a grazing field and mature tree line.



Looking west from the eastern boundary onto a wooded area.

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 comprises a grazing field and thick mature tree lines on all boundaries. The mature tree lines and flat topography prevent any views towards the north or west. A ridgeline can be seen in the far distance to the north-east. There are limited urbanising influences from residential properties to the east and south due to the mature tree lines. 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 P14	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	5	2	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 reduced role in maintaining a gap between any two towns. The sub-area performs a stronger role in comparison 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 IG-02 to the north, and adjoins wider Green Belt to the east. The removal of the sub-area in isolation would round off the settlement edge and effectively constitute infill development. Consequently, the sub-area's removal would not be likely to undermine the wider Green belt's role in preventing sprawl. As the sub-area is significantly enclosed by Ightham and has flat topography with limited visual connections to the wider countryside, its removal in isolation is also not likely to bring new urbanising influences to the wider Green Belt, other than to IG-02 to the north, so is not likely to significantly undermine the wider Green Belt's overall openness. The settlement of Ightham and its flat topography prevents any perceptual links between the sub-area and the wider Green Belt. The removal of the sub-area would result in an irregular boundary to the east where the sub-area boundary follows the edge of Flood Zone 3. However, due to the proximity of A227 (Borough Green Road) which forms a prominent boundary feature, this is not likely to materially undermine the integrity of the Green Belt as a whole.

In combination with IG-02, the release of the sub-area would give the wider Green Belt to the north and east a stronger role in preventing sprawl as it would now be located at the settlement edge, although the A25 (Ightham By-Pass) to the north and A227 (Borough Green Road) to the east provide prominent barriers to further sprawl, meaning that in practice the impact on the surrounding Green Belt's role in this regard would not be likely to be significant. The removal of the sub-areas in combination would bring new urbanising influences to the surrounding Green Belt. However, visual connections to the wider Green Belt to the north are reduced by dense woodland, the A25 (Ightham By-Pass) and a railway line, and IG-02 adjoins washed-over development within the Green Belt to the east which would limit the impact of new urbanising influences in this direction. Consequently, the removal of the sub-area in combination with IG-02 is also not likely to significantly undermine the wider Green Belt's overall sense of openness.

Summary of wider assessment

Overall, the sub-area plays an important role with respect to the Stage 1 parcel, but its release in isolation or in combination with IG-02 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 of the sub-area 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 and would not need strengthening. If the sub-area was released in combination with IG-02, the new inner Green Belt boundary would meet the NPPF definition of being readily recognisable and likely to be permanent, and would not require strengthening.
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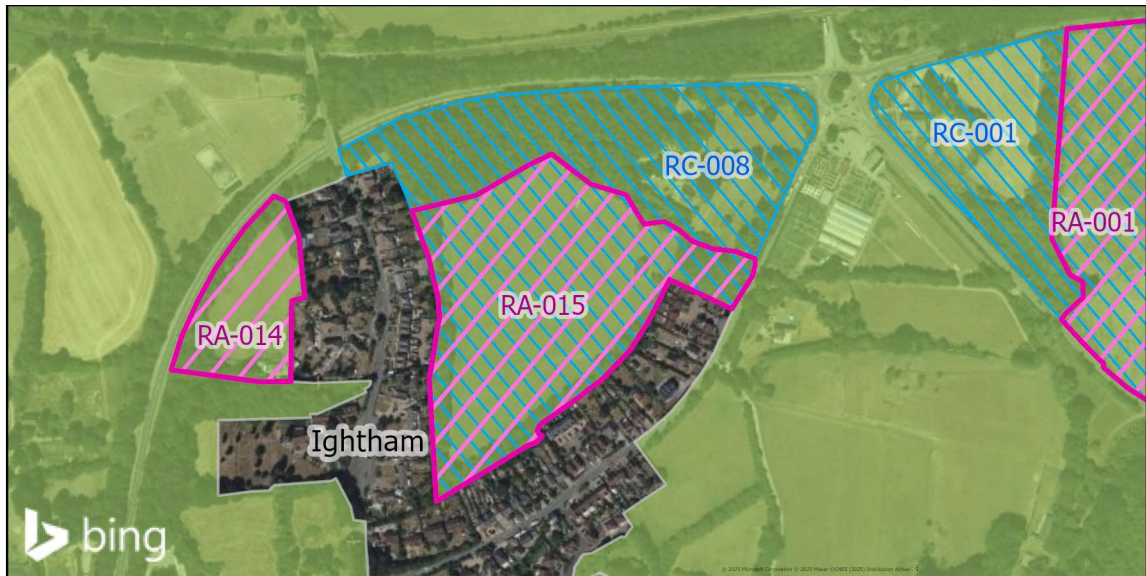
Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against the NPPF purposes, but makes a less important contribution to the wider Green Belt. Recommended for further consideration in isolation as RA-015, and in combination with IG-02 as RC-008.
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Recommended Area Map

Legend

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



Legend

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

0 130 m



Boundaries

The sub-area is bounded by Rectory Lane to the north, by a mature tree line to the south-east and south, by Old Lane to the south-west and by the A25 (Sevenoaks Road) to the west. Inner boundary: north. Outer boundary: south-east, south, south-west and west.



Looking north from the eastern boundary of the sub-area into a grazing field.



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



Looking south-west from the eastern boundary of the sub-area onto a grazing field.



Looking south-west from the north-eastern corner of the sub-area onto a wooded area.

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	Approximately 2% of the sub-area is covered by built form. The built form consists of a small agricultural shed. The majority of the sub-area consists of a grazing field with rising topography towards the south-east, allowing for long views towards the wider countryside, and the North Downs ridgeline to the north. There are slight urbanising influences resulting from partial views of existing development to the south-east and south-west, however mature treelines significantly screen any views into the settlement of Ightham to the north-east. Overall, the sub-area has a strongly unspoilt rural character.
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Purpose (d) To preserve the setting and special character of historic towns

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