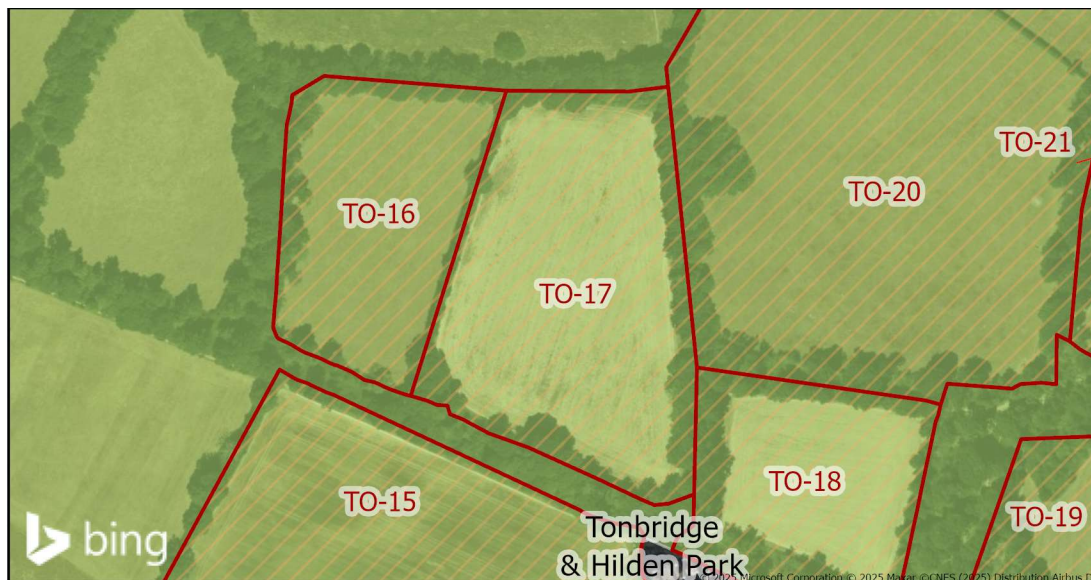


Legend

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

0 160 m



Boundaries

The sub-area is bounded by mature tree lines to the north, east, south and west. Inner boundary: none. Outer boundary: north, east, south, west.



Looking north from the south-western corner of the sub-area across an open field.



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



Aerial view showing sub-area and surrounding land uses (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 the scale of the gap between Tonbridge and Hilden Park and any other town, the sub-area makes no discernible contribution to the separation of towns in physical or perceptual terms.
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Purpose (c) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	The sub-area is not covered by any built form. The sub-area consists of an open field. The sub-area has broadly flat topography, and mature tree lines on all boundaries provide a strong sense of enclosure and prevent any visual connection to the wider countryside. Overall, the sub-area has a strongly unspoilt rural character.
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Purpose (d) To preserve the setting and special character of historic towns

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

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

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel P21	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	3	3	1
	NO	0			

Assessment of wider impact

At a more granular level, the sub-area performs similarly against purpose (a), more weakly against purposes (b) and (d), and more strongly against purpose (c) compared to the Stage 1 parcel. The sub-area performs more weakly against purpose (b) due to its much smaller scale compared to the Stage 1 parcel, causing it to form a much smaller part of the gap between any towns. The sub-area performs more strongly against purpose (c) as it is not covered by any development and therefore has a more open and rural character. The sub-area performs more weakly against purpose (d) due to its distance from the historic core of Tonbridge, compared to the Stage 1 parcel which extends much closer to the historic town and forms a larger part of its setting.

The sub-area abuts TO-16 to the west and TO-18 and TO-20 to the east, faces TO-15 to the south across a belt of ancient woodland, and adjoins wider Green Belt to the north. The removal of the sub-area in isolation would form a 'hole' in the Green Belt, undermining the wider Green Belt's role in safeguarding the countryside from encroachment, and contributing to an irregular pattern of development which would undermine the Green Belt's overall openness. The sub-area's removal would also bring increased enclosure to Green Belt to the east, diminishing this area's role in preventing sprawl and undermining the wider Green Belt's role in this regard. The sub-area's release in isolation would also bring new urbanising influences to the surrounding Green Belt, diminishing its performance against purpose (c) and its role in safeguarding the countryside from encroachment, although the impact of this would likely be significantly mitigated by mature treelines in all directions.

The release of the sub-area in combination with TO-16 would form a 'hole' in the Green Belt, undermining the wider Green Belt's integrity and its role in preventing sprawl. The removal of the sub-area in combination with TO-16 would cause the surrounding Green Belt to the north, south and west to play an increased role in preventing further sprawl as it would now be located at the settlement edge. Due to mature treelines to the north, east, south and west, the sub-areas' removal in combination is not likely to bring significant new urbanising influences to the neighbouring Green Belt.

The sub-area's removal in combination with TO-18 would contribute to an irregular pattern of development and result in an irregular Green Belt boundary, undermining the wider Green Belt's integrity and its role in preventing sprawl.

The sub-area's removal in combination with TO-20 form a 'hole' in the Green Belt, and would significantly enclose an area of Green Belt to the south and east, undermining the wider Green Belt's integrity and its role in preventing sprawl. The removal of the sub-areas would cause the surrounding Green Belt to the north, north-east and west to play an increased role in preventing further sprawl as it would now be located at the settlement edge, although mature treelines to the east, west and north-west mean that the sub-areas' removal is not likely to bring significant new urbanising influences to the neighbouring Green Belt in these directions.

In combination with a wider cluster of sub-areas (TO-16, TO-18, TO-20, TO-21 and TO-22), the removal of the sub-area would constitute significant sprawl and encroachment into the countryside. The removal of the cluster would additionally produce a highly irregular Green Belt boundary by enclosing an area of ancient woodland to the east, and producing an 'island' of Green Belt formed by TO-19 and adjacent ancient woodland to the south. This would significantly undermine the integrity of the wider Green Belt and diminish its role in safeguarding the countryside and performance against purpose (c).

Summary of wider assessment

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

Boundary Assessment

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

Sub-area category & recommendation	The sub-area performs strongly against the NPPF purposes and makes an important contribution to the 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 mature tree lines to its north, east and west. The south boundary follows the regular backs of properties within the Tonbridge built-up area. Outer boundaries: north, west and east. Inner boundaries: south.



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



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



Aerial view showing sub-area and surrounding land uses (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 the scale of the gap between Tonbridge and Hilden Park and any other town, the sub-area makes no discernible contribution to the separation of towns in physical or perceptual terms.
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Purpose (c) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	The sub-area is not covered by any built form. The sub-area comprises an open field with a strong sense of visual enclosure from the dense treelines surrounding the sub-area. Overall, the sub-area has a strongly unspoilt rural character.
--	---

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	Although the sub-area abuts Tonbridge and Hilden Park, which is identified as a historic town, there is no relationship between the sub-area and historic features within the town, and this part of the Green Belt does not directly contribute to the town's historic context.
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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 P21	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	3	3	1
	NO	0			

Assessment of wider impact

At a more granular level, the sub-area performs similarly against purpose (a), more weakly against purposes (b) and (d), and more strongly against purpose (c) compared to the Stage 1 parcel. The sub-area performs more weakly against purpose (b) due to its much smaller scale compared to the Stage 1 parcel, causing it to form a much smaller part of the gap between any towns. The sub-area performs more strongly against purpose (c) as it is not covered by any development and therefore has a more open and rural character. The sub-area performs more weakly against purpose (d) due to its distance from the historic core of Tonbridge, compared to the Stage 1 parcel which extends much closer to the historic town and forms a larger part of its setting.

The sub-area abuts TO-20 to the north and TO-17 to the west, and faces TO-19 to the east across a belt of ancient woodland. As the sub-area is largely contained within the outer bounds of the settlement of Tonbridge and Hilden Park, its removal is not likely to contribute to a perception of sprawl into the countryside or impact the role of the surrounding Green Belt with regard to purpose (c). However, the removal of the sub-area in isolation would enclose an area of Green Belt to the east, including TO-19, diminishing its role in preventing sprawl. If this area was removed alongside the sub-area, it would be in keeping with existing development form and not contribute to an irregular pattern of development, and would therefore not be likely to undermine the wider Green Belt's role in preventing sprawl. Due to mature treelines to the north and west, the sub-area's removal is not likely to bring significant new urbanising influences to the neighbouring Green Belt or undermine its overall openness.

The release of the sub-area in combination with TO-17 would contribute to an irregular pattern of development and result in an irregular Green Belt boundary, undermining the wider Green Belt's integrity and its role in preventing sprawl. The removal of the sub-areas would give the neighbouring Green Belt to the north and west a stronger role in preventing sprawl as it would now be located at the settlement edge. Due to mature treelines to the north, north-east, south and west, the sub-areas' removal is not likely to bring significant new urbanising influences to the neighbouring Green Belt or undermine its overall openness.

In combination with TO-20, the removal of the sub-area would result in a highly irregular Green Belt boundary, enclosing an area of Green Belt to the east including TO-19 and TO-21. This would diminish this area's role in preventing sprawl and significantly undermine the wider Green Belt's role in safeguarding the countryside from encroachment. The removal of the sub-area and TO-20 would also bring new urbanising influences to the Green Belt to the north-east and north-west, undermining its performance against purpose (c), and diminishing the wider Green Belt's openness.

In combination with a wider cluster of sub-areas (TO-16, TO-17, TO-20, TO-21 and TO-22), the removal of the sub-area would constitute significant sprawl and encroachment into the countryside. The removal of the cluster would additionally produce a highly irregular Green Belt boundary by enclosing an area of ancient woodland to the east, and producing an 'island' of Green Belt formed by TO-19 and adjacent ancient woodland to the south. This would significantly undermine the integrity of the wider Green Belt and diminish its role in safeguarding the countryside and 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 combination with TO-19 is not likely to harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	The inner boundary is readily recognisable and likely to be permanent. The outer boundary is also 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 strongly against the NPPF purposes but makes a less important contribution to the wider Green Belt. Recommended for further consideration in combination with TO-19 and neighbouring areas of ancient woodland as RC-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



Sub-area: **TO-19**

Location: North-west of Tonbridge

Area (ha): 1.56

Legend

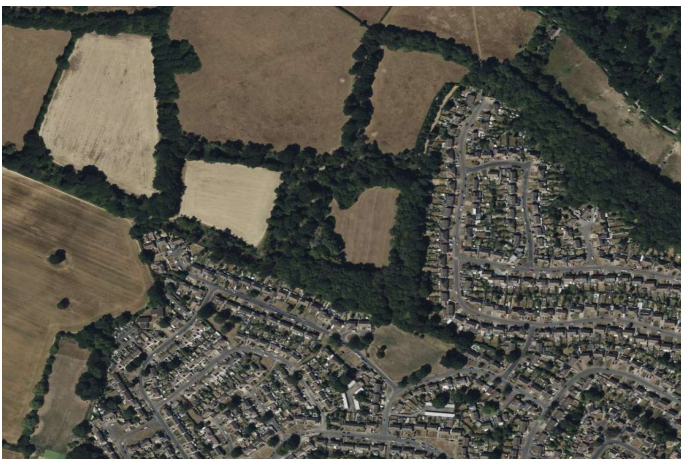
-  Local Authority Boundaries
-  Tonbridge & Malling Green Belt
-  Settlements
-  Sub-areas for Assessment

0 130 m



Boundaries

The sub-area is bounded on all sides by ancient woodland. Inner boundary: none . Outer boundary: north, east, south and west.



Aerial view showing sub-area and surrounding land uses (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 the scale of the gap between Tonbridge and Hilden Park and any other town, the sub-area makes no discernible contribution to the separation of towns in physical or perceptual terms.
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Purpose (c) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	NOTE: Unable to access the interior of the sub-area. This assessment has been completed largely from aerial photography. The sub-area is not covered by any built form. The sub-area consists of an open field, surrounded by a dense band of ancient woodland on all sides, which provides significant visual screening and limit visual connections to the settlement and the wider countryside. Overall, the sub-area has a strongly unspoilt rural character.
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Purpose (d) To preserve the setting and special character of historic towns

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

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

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel P21	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	3	3	1
	NO	0			

Assessment of wider impact

At a more granular level, the sub-area performs similarly against purpose (a), more weakly against purposes (b) and (d), and more strongly against purpose (c) compared to the Stage 1 parcel. The sub-area performs more weakly against purpose (b) due to its much smaller scale compared to the Stage 1 parcel, and its enclosure by the settlement of Tonbridge which causes it to form a much smaller part of the gap between any towns. The sub-area performs more strongly against purpose (c) as it is not covered by any development and therefore has a more open and rural character. The sub-area performs more weakly against purpose (d) due to its distance from the historic core of Tonbridge, compared to the Stage 1 parcel which extends much closer to the historic town and forms a larger part of its setting.

The sub-area does not abut any other sub-areas. The sub-area faces TO-18 to the west, TO-20 to the north and TO-21 to the north-west across a belt of ancient woodland. The release of the sub-area in isolation would create a 'hole' in the Green Belt and would harm the integrity of the wider Green Belt. However, as the sub-area is enclosed by the outer limits of the settlement of Tonbridge and Hilden Park, its removal is not likely to contribute to a perception of sprawl or diminish the wider Green Belt's overall openness. If the sub-area was removed in combination with adjacent ancient woodland, it would not result in an irregular pattern of development and would be in keeping with existing development form. Due to the band of ancient woodland surrounding the sub-area, it has no visual connections to the wider countryside, so its removal in isolation is not likely to bring new urbanising influences to the neighbouring Green Belt.

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 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 and likely to be permanent. If the sub-area was released 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 but makes a less important contribution to the wider Green Belt. Recommended for further consideration alongside areas of neighbouring ancient woodland as RA-033.
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Recommended Area Map

Legend

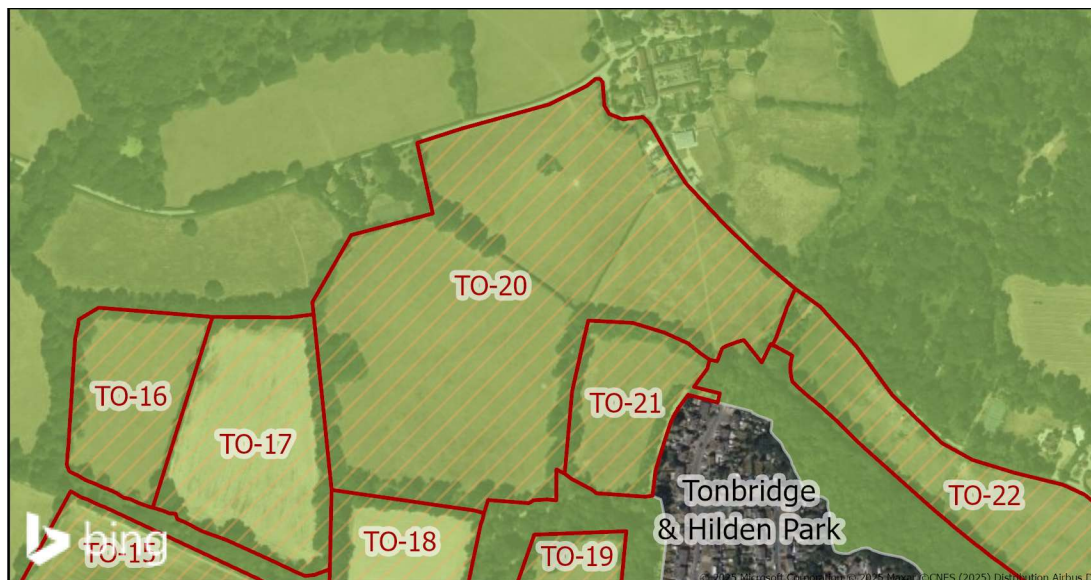
-  Recommended Areas
-  Recommended in Combination
-  Settlements
-  Local Authority Boundaries
-  Tonbridge & Malling Green Belt
-  Neighbouring Green Belt



Legend

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

0 260 m



Boundaries

The sub-area is bounded by Horns Lodge Lane to the north and north-east, by mature tree lines to the east, south, and west, and by dispersed tree lines to the north-west. Inner boundaries: none. Outer boundaries: north, east, south, west.



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



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



Looking south from the north-eastern boundary of the sub-area, showing an open field



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

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

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

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

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

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

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

Protects the openness of the countryside and is least covered by development	Less than 1% of the sub-area is covered by any built form. Built form consists of two residential properties and minor associated outbuildings to the north of the sub-area. The sub-area predominantly consists of open fields with small areas of residential garden and hardstanding associated with residential properties to the north. The sub-area has a flat topography with mature tree lines forming the eastern, southern and western boundaries of the sub-area which limit views of the wider countryside. Overall, the sub-area has a strongly unspoilt rural character.
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Purpose (d) To preserve the setting and special character of historic towns

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

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

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel P21	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	3	3	1
	NO	0			

Assessment of wider impact

At a more granular level, the sub-area performs similarly against purpose (a), more weakly against purposes (b) and (d), and more strongly against purpose (c) compared to the Stage 1 parcel. The sub-area performs more weakly against purpose (b) due to its much smaller scale compared to the Stage 1 parcel, causing it to form a much smaller part of the gap between any towns. The sub-area performs more strongly against purpose (c) as it is not covered by any development and therefore has a more open and rural character. The sub-area performs more weakly against purpose (d) due to its distance from the historic core of Tonbridge, compared to the Stage 1 parcel which extends much closer to the historic town and forms a larger part of its setting.

The sub-area abuts TO-17 to the west, TO-18 to the south, TO-21 to the south-east and TO-22 to the east, faces TO-19 to the south across a belt of ancient woodland, and adjoins wider Green Belt to the north-east and north-west. Removal of the sub-area in isolation would create a 'hole' in the Green Belt, harming the integrity of the wider Green Belt. The sub-area's removal would also significantly enclose Green Belt to the south-east and south, including TO-18, TO-19 and TO-21. This would undermine this area's role in preventing sprawl, and the wider Green Belt's role in safeguarding the countryside from encroachment. The removal of the sub-area would also bring new urbanising influences to the neighbouring Green Belt, diminishing its performance against purpose (c). This impact would be most significant to the north-east and north-west, as mature treelines to the south and west would limit the visual impact of the sub-area's removal in these directions.

Release of the sub-area in combination with TO-17 or TO-22 would create a 'hole' in the Green Belt, harming the integrity of the wider Green Belt. Removal of the sub-area in combination with TO-17 would enclose TO-19 and TO-21, and removal of the sub-area in combination with TO-22 would enclose an area of Green Belt to the south-east. Removal of the sub-area in combination with either TO-17 or TO-22 would therefore contribute to a highly irregular pattern of development and would significantly undermine the wider Green Belt's role in safeguarding the countryside from encroachment.

Release of the sub-area in combination with TO-18 or TO-21 would constitute irregular sprawl of Tonbridge and Hilden Park, producing an incongruous pattern of development and an irregular Green Belt boundary. This would therefore undermine the Green Belt's role in preventing sprawl and safeguarding the countryside from encroachment. Removal of the sub-area with either TO-18 or TO-21 would also bring increased enclosure to neighbouring Green Belt to the south-east, undermining the wider Green Belt's overall openness and diminishing its performance against purpose (c).

In combination with a wider cluster of sub-areas (TO-16, TO-17, TO-18, TO-21 and TO-22), the removal of the sub-area would constitute significant sprawl and encroachment into the countryside. The removal of the cluster would additionally produce a highly irregular Green Belt boundary by enclosing an area of ancient woodland to the east, and producing an 'island' of Green Belt formed by TO-19 and adjacent ancient woodland to the south. This would significantly undermine the integrity of the wider Green Belt and diminish its role in safeguarding the countryside and performance against purpose (c).

Summary of wider assessment

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

Boundary Assessment

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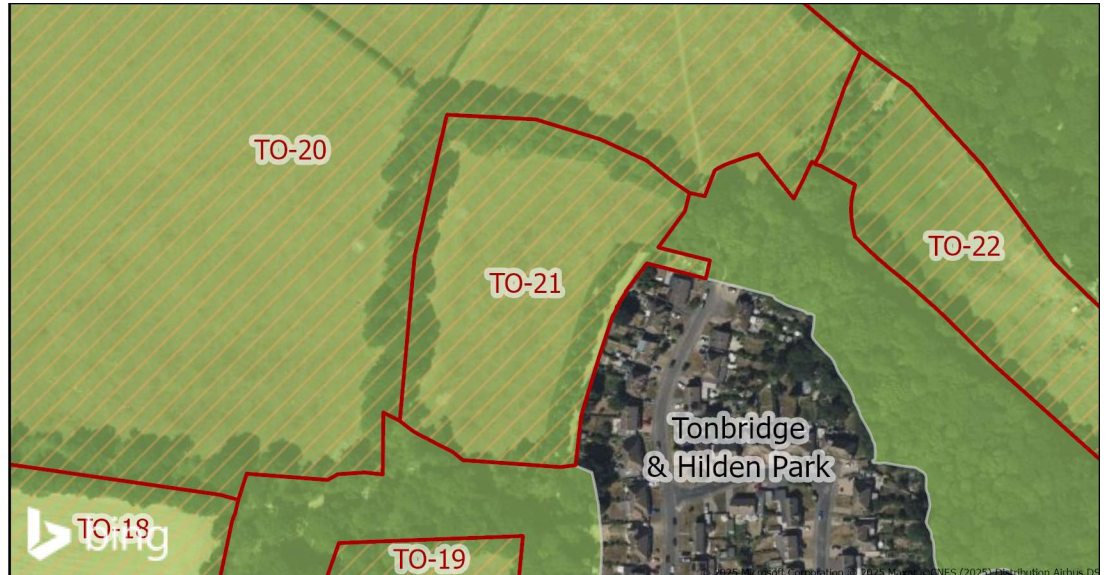
Categorisation & Recommendation

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

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

0 130 m



Boundaries

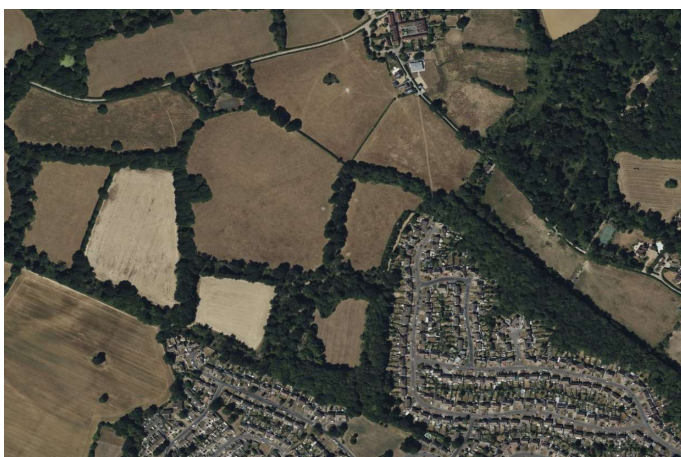
The sub-area is bounded by a mature tree line to the north, west and south. To the east the sub-area is bound by the regular backs of properties and to the north-east an area of woodland. Outer boundaries: north, west, south and north-east. Inner boundary: east



Looking south from north-eastern corner of the sub-area through an area of woodland towards a fence and an open field with further views of the built development



Looking north from the south-eastern corner of the sub-area through an area of woodland with a path



Aerial view showing sub-area and surrounding land uses (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 the scale of the gap between Tonbridge and Hilden Park and any other town, the sub-area makes no discernible contribution to the separation of towns in physical or perceptual terms.
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Purpose (c) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	The sub-area is not covered by any built form. The sub-area consists of an open field with a small area of residential garden in the east. The sub-area has flat topography, and mature treelines on all sides limit any views of the wider countryside or of the adjacent settlement. 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	Although the sub-area abuts Tonbridge and Hilden Park, which is identified as a historic town, there is no relationship between the sub-area and historic features within the town, and this part of the Green Belt does not directly contribute to the town's historic context.
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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 P21	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	3	3	1
	NO	0			

Assessment of wider impact

At a more granular level, the sub-area performs similarly against purpose (a), more weakly against purposes (b) and (d), and more strongly against purpose (c) compared to the Stage 1 parcel. The sub-area performs more weakly against purpose (b) due to its much smaller scale compared to the Stage 1 parcel, causing it to form a much smaller part of the gap between any towns. The sub-area performs more strongly against purpose (c) as it is not covered by any development and therefore has a more open and rural character. The sub-area performs more weakly against purpose (d) due to its distance from the historic core of Tonbridge, compared to the Stage 1 parcel which extends much closer to the historic town and forms a larger part of its setting.

The sub-area abuts TO-20 to the north and west, faces TO-19 to the south across a belt of ancient woodland, and adjoins wider Green Belt to the north-east. The release of the sub-area in isolation would be an irregular extension of Tonbridge. However, the sub-area has strong visual enclosure from the wider countryside due to mature treelines to the north and west, and the southern part of the sub-area is already partially enclosed within the outer limits of the settlement of Tonbridge and Hilden Park. The removal of the sub-area in isolation is therefore not likely to contribute to a perception of sprawl into the countryside, and would not be likely to significantly undermine the wider Green Belt's role in safeguarding the countryside from encroachment. Due to the sub-area's visual enclosure, its removal is also not likely to result in new urbanising influences being brought to the surrounding Green Belt, and is not likely to undermine the wider Green Belt's openness.

Release of the sub-area in combination with TO-20 would constitute irregular sprawl of Tonbridge and Hilden Park, producing an incongruous pattern of development and an irregular Green Belt boundary. This would therefore undermine the Green Belt's role in preventing sprawl and safeguarding the countryside from encroachment. Removal of the sub-areas would also bring increased enclosure to Green Belt to the south, including TO-18 and TO-19, diminishing this area's role in preventing sprawl and undermining the wider Green Belt's overall openness and performance against purpose (c).

In combination with a wider cluster of sub-areas (TO-16, TO-17, TO-18, TO-20 and TO-22), the removal of the sub-area would constitute significant sprawl and encroachment into the countryside. The removal of the cluster would additionally produce a highly irregular Green Belt boundary by enclosing an area of ancient woodland to the east, and producing an 'island' of Green Belt formed by TO-19 and adjacent ancient woodland to the south. This would significantly undermine the integrity of the wider Green Belt and diminish its role in safeguarding the countryside and 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 not likely to harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength

The inner boundary is readily recognisable and likely to be permanent. 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 meet the NPPF definition and would require strengthening.

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-034.

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

0 230 m



Boundaries

The sub-area is bounded by Horns Lodge Lane to the north, and by mature tree lines to the east, south, and west. Inner boundaries: none. Outer boundaries: north, east, south, west.



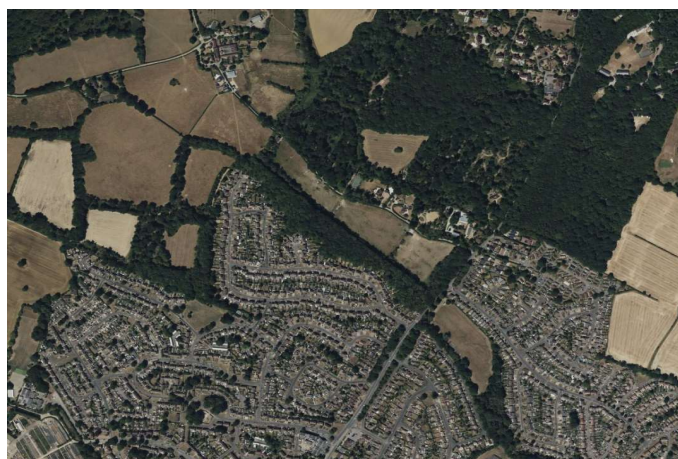
Looking south-west from the northern boundary across an agricultural field.



Looking south from the northern boundary across an open field.



Looking south-east from the northern boundary across an agricultural field and associated structures



Aerial view showing sub-area and surrounding land uses (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 the scale of the gap between Tonbridge and Hilden Park and any other town, the sub-area makes no discernible contribution to the separation of towns in physical or perceptual terms.
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Purpose (c) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Less than 1% of the sub-area is covered by built form. Built form consists of a residential property to the north-west. The rest of the sub-area comprises open fields, with scattered minor temporary structures associated with horse livery. Dense woodland to the north, east and south limit any views into the wider countryside or the adjacent settlement. 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 P17	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 performs more weakly against purpose (b) due to its much smaller scale compared to the Stage 1 parcel, causing it to form a much smaller part of the gap between any towns. The sub-area performs more strongly 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 abuts TO-20 to the west, and wider Green Belt to the north, east and south. The removal of the sub-area in isolation would form a 'hole' in the Green Belt, undermining the integrity of the Green Belt as a whole. The sub-area's removal would also contribute to an irregular pattern of development by leaving a strip of Green Belt to the east and south covering areas of ancient woodland. This would significantly undermine the Green Belt's role in safeguarding the countryside from encroachment, and its performance against purpose (c). Due to the sub-area's strong visual enclosure resulting from dense ancient woodland to the north, east and south, its removal is not likely to bring significant new urbanising influences to the neighbouring Green Belt, or materially undermine the Green Belt's overall openness.

Release of the sub-area in combination with TO-20 would create a 'hole' in the Green Belt, harming the integrity of the wider Green Belt. Removal of the sub-area in combination with TO-20 would enclose areas of Green Belt to the south including TO-18, TO-19 and TO-21, significantly diminishing their roles in preventing sprawl, and contributing to a highly irregular pattern of development. This would therefore significantly undermine the wider Green Belt's role in safeguarding the countryside from encroachment. The role of the wider Green Belt to the north, east, south and west with regard to purpose (c) in safeguarding the countryside from encroachment would also be affected.

In combination with a wider cluster of sub-areas (TO-16, TO-17, TO-18, TO-20 and TO-21), the removal of the sub-area would constitute significant sprawl and encroachment into the countryside. The removal of the cluster would additionally produce a highly irregular Green Belt boundary by enclosing an area of ancient woodland to the east, and producing an 'island' of Green Belt formed by TO-19 and adjacent ancient woodland to the south. This would significantly undermine the integrity of the wider Green Belt and diminish its role in safeguarding the countryside and performance against purpose (c).

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 TO-20 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 and likely to be permanent. If the sub-area was released from the Green Belt, the new inner boundaries of the Green Belt 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

0 260 m



Boundaries

The sub-area is bounded by mature tree lines to the north and east. The boundary follows the edge of Flood Zone 3, following no discernible physical feature across a field to the south-east. The boundary follows the regular edge of the built form within Tonbridge to the south-west, and the edge of an area woodland to the north-west. Inner boundaries: south-west. Outer boundaries: north, east, south, north-west.



Looking north-east from the south-eastern corner of the sub-area across an open field.



Looking south from the south of the sub-area across an open field, including an area of Flood Zone 3, and into the neighbouring built-up area



Looking north-west from the south of the sub-area across an open field.



Looking west from the south-east of the sub-area across an open field.

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

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

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

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

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

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

Protects the openness of the countryside and is least covered by development	The sub-area is not covered by any built form. The sub-area comprises open fields. There are urbanising influences due to the proximity and visual connection to residential properties in the urban area. Due to the sub-area's topography and boundaries the sub-area offers longer views into the surrounding countryside from the north and 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	Although the sub-area abuts Tonbridge and Hilden Park, which is identified as a historic town, there is no relationship between the sub-area and historic features within the town, and this part of the Green Belt does not directly contribute to the town's historic context.
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