

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 does not abut any other sub-area, and adjoins wider Green Belt to the south-east, south and west. The removal of the sub-area in isolation 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 surrounded by development and urban land uses however, its removal is not likely to undermine the wider Green Belt's role with regard to preventing sprawl or safeguarding the countryside from encroachment, as its performance in these regards is already diminished in this area. The A25 (Ightham By-Pass) also provides a prominent barrier to further sprawl to the west, further reducing the impact of the sub-area's removal on the role of the Green Belt in preventing sprawl in this direction. The sub-area's flat topography and enclosure by development also limits its visual connections to the wider countryside, so the sub-area's removal is not likely to bring significant new urbanising influences to the wider Green Belt, or diminish the wider Green Belt's overall sense of openness or its performance with regard to purpose (c).

Summary of wider assessment

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

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	The inner boundary of the sub-area is readily recognisable and likely to be permanent. The outer boundary of the sub-area is readily recognisable but not necessarily likely to be permanent. If the sub-area was released, the new inner Green Belt boundary would not meet the NPPF definition. The new boundary would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against the NPPF purposes, but makes a less important contribution to the wider Green Belt. Recommended for further consideration in isolation as RA-016.
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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 a mature tree line to the west and north, Quarryman's Road to the south, and Kings Hill Road to the east. Inner boundary: none. Outer boundary: north, east, south, west.



Looking west from the south-east of the sub-area over a temporary fence and an open field towards a mature tree line.



Looking south from the south-east of the sub-area over a temporary fence and open field towards a vehicle car park and mature tree lines.



Looking south from the north-east of the sub-area over a track and collection of buildings.



Looking north along the eastern boundary made up of a fence and King Hill Road, including an open field and collection of buildings.

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

Sub-area scores	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	1	3	0
	NO	0			

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

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

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

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	The sub-area forms a less essential part of the gap between Kings Hill and West Malling. It is judged that the gap is of sufficient scale that the release of the sub-area would not result in physical or perceptual merging between neighbouring towns.
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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, comprising residential buildings on the east of the sub-area and a light industrial premises in the north of the sub-area. The rest of the sub-area is comprised of an open field. There are urbanising influences from direct visual connections to the settlement of Kings Hill to the south, and from physical and visual connections to residential development to the east. The dispersed tree lines provide views to the wider Green Belt and also to the neighbouring residential developments to the east. Overall this sub-area has a largely rural character.
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Purpose (d) To preserve the setting and special character of historic towns

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

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

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel P9	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	5	3	0
	NO	0			

Assessment of wider impact

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

The sub-area adjoins the wider Green Belt to the south, west and north. The sub-area is located at the edge of the Metropolitan Green Belt, and borders land beyond the Green Belt to the east. The release of the sub-area in isolation would not be likely to introduce significant new urbanising influences to the wider Green Belt, as mature treelines to the north and west provide visual buffers that would reduce the impact of any development on openness. The release of the sub-area would contribute to ribbon development along Kings Hill Road. However, as the sub-area already contains some development to the north, and there is significant existing development to the east of King Hill, the release of the sub-area would not be likely to significantly impact the wider Green Belt's overall performance with regards to preventing sprawl. As the sub-area forms part of the gap between King's Hill and West Malling, its removal would give the Green Belt to the north a stronger role with regards to purpose (b).

Summary of wider assessment

Overall, the sub-area plays a less important role with regards to the Stage 1 parcel, and its release 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	There are no inner boundaries. The outer boundaries are predominantly 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.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs moderately against NPPF purposes but makes a less important contribution to the wider Green Belt. Recommended for further consideration in isolation as RA-017.
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Recommended Area Map

Legend

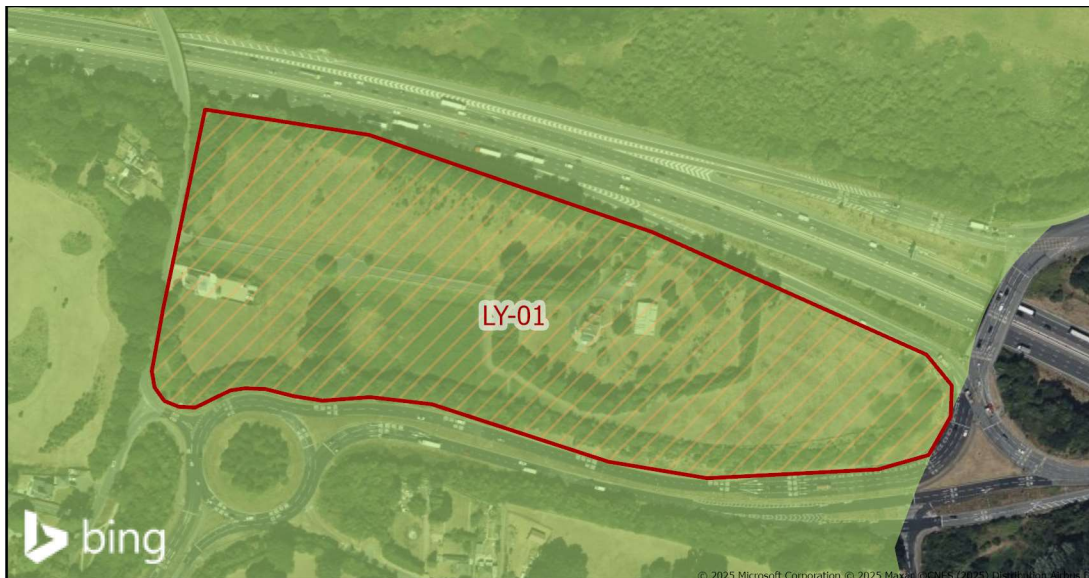
-  Recommended Areas
-  Recommended in Combination
-  Settlements
-  Local Authority Boundaries
-  Tonbridge & Malling Green Belt
-  Neighbouring Green Belt



Legend

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

0 160 m



Boundaries

The sub-area is bounded by the M20 to the north, by the A228 (Leybourne By-Pass) to the east and south, and by Bull Road to the west. Inner boundaries: none. Outer boundaries: north, east, south, west.



Looking north-east from the western boundary of the sub-area, showing a grassy field.



Looking east from the western boundary of the sub-area, showing a driveway and grassy fields.



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)	1	3	0
	NO	0			

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

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

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

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	The sub-area forms a less essential part of the gap between West Malling, Snodland, and the Medway Gap urban area. Strong boundary features to the north, east and south, and the sub-area's relatively small size compared to the scale of the gap, means that it is judged that the release of the sub-area would not result in the merging of neighbouring towns.
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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 3% of the sub-area is covered by built form. Built form consists of a farm and associated agricultural buildings, and one house. The rest of the sub-area consists of open fields and gardens, with areas of scrub. Due to being surrounded on all sides by dense mature tree lines, the sub-area does not provide views into the wider countryside. Overall, the sub-area has a largely rural character.
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Purpose (d) To preserve the setting and special character of historic towns

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

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

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel P7	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	5	3	1
	NO	0			

Assessment of wider impact

At a more granular level, the sub-area performs similarly against purposes (a) and (c) and more weakly against purposes (b) and (d) when compared with the Stage 1 parcel. The sub-area performs a less important role against purpose (b) due to the sub-area's smaller size compared to the Stage 1 parcel, resulting in the sub-area forming a much smaller part of the gap between settlements. The sub-area plays a less important role against purpose (d) because it does not play a role in preserving the setting of a historic town.

The sub-area adjoins the wider Green Belt to the north, south and west. The sub-area is located at the edge of the Metropolitan Green Belt, and borders land beyond the Green Belt to the east. The removal of the sub-area in isolation would not result in a 'hole' in the Green Belt, however it would produce a highly irregular outer boundary to the Green Belt, undermining its overall integrity, and would impact the performance of the wider Green Belt in safeguarding the countryside from encroachment by contributing to an irregular pattern of development. The release of the sub-area in isolation would also alter to an extent the performance of the wider Green Belt to the west, south and north with regard to preventing sprawl and safeguarding the openness of the countryside, as this area would now form the new edge of the Metropolitan Green Belt. The impacts of development on the existing Green Belt to the north and south would however be significantly limited by the presence of the M20 to the north and the A228 (Leybourne By-Pass) to the south which provide strong and prominent physical barriers to further sprawl. The impact on the Green Belt to the west would also be limited by Bull Road, which provides a further barrier to sprawl in this direction. The M20 and A228 (Leybourne By-Pass) also provide strong visual buffers, giving the sub-area a strong sense of enclosure from the surrounding countryside. Consequently, the sub-area's removal would not be likely to bring new urbanising influences to the surrounding Green Belt, and would not significantly undermine the wider Green Belt's overall openness, or performance against purpose (c).

Summary of wider assessment

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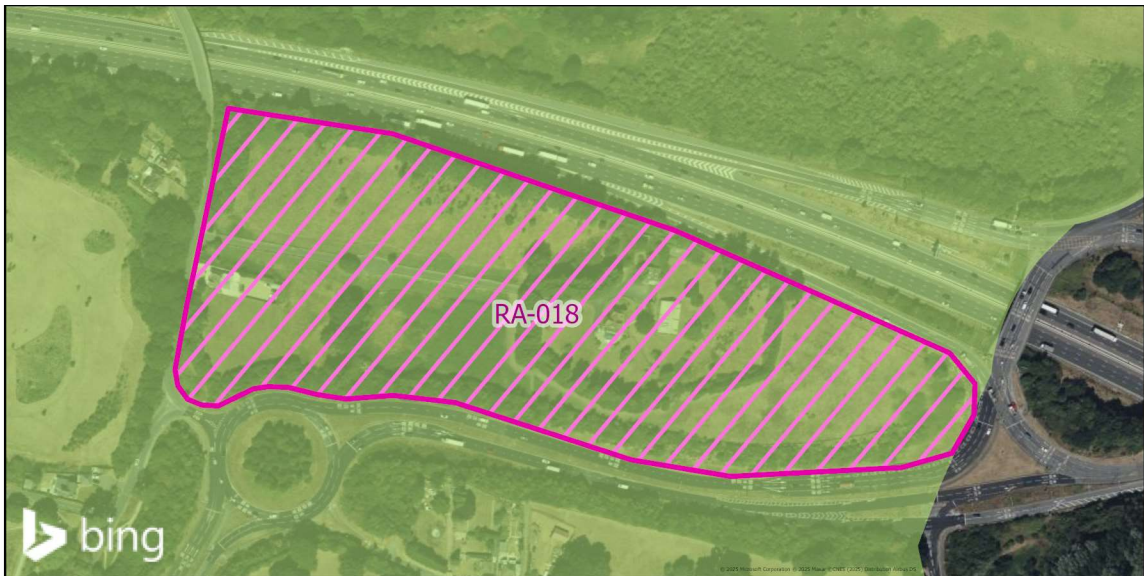
Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs moderately against the NPPF purposes and makes a less important contribution to the wider Green Belt. Recommended for further consideration as RA-018
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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

0 100 m



Boundaries

The sub-area is bounded by a dense tree line to the north, a dispersed tree line to the east, dense hedgerow to the south and shrub to the west. Inner boundaries: none. Outer boundaries: north, east, south, west.



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



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



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



Looking north-east from the south-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 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 (excluding hardstanding and temporary structures). The sub-area consists of open fields, with a small area of hardstanding and several caravans in the south-western corner of the sub-area. The sub-area has a strong sense of visual enclosure due to dense ancient woodland to the north, west and south-west, which limit views into 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 P10	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	3	3	0
	NO	0			

Assessment of wider impact

At a more granular level, the sub-area plays a similar role against purposes (a) and (d), performs more weakly against purpose (b), and performs more strongly against purpose (c). The sub-area performs more weakly against purpose (b) as it is much smaller than the Stage 1 parcel, and therefore plays a much lesser role in separating Kings Hill, Paddock Wood, and Tonbridge. The sub-area performs a stronger role against purpose (c) as it is overall much less developed than the Stage 1 parcel, and therefore has a more open and rural character.

The sub-area abuts ME-02 to the east and wider Green Belt to the north, south and west. The removal of the sub-area in isolation would create a 'hole' in the Green Belt, which would threaten the integrity of the wider Green Belt and contribute to an irregular pattern of development. The removal of the sub-area would impact the surrounding Green Belt's role with regard to preventing sprawl as it would now be located on the edge of the Green Belt. Although dense ancient woodland to the north, south-west and west of the sub-area would limit the impact in these directions, the removal of the sub-area would bring new urbanising influences to the wider Green Belt to the east and south-east, diminishing the performance of the surrounding Green Belt with regard to purpose (c), and undermining the wider Green Belt's overall sense of openness.

The release of the sub-area in combination with ME-02 would create a 'hole' in the Green Belt, and would contribute to an irregular pattern of development. This would undermine the integrity of the wider Green Belt and undermine the wider Green Belt's overall role in safeguarding the countryside from encroachment. The removal of the sub-areas would also constitute sprawl of Mereworth and Herne Pound, which ME-02 faces across Beech Road, and would therefore undermine the wider Green Belt's role in preventing sprawl. The removal of the sub-areas would also bring significant new urbanising influences to the wider Green Belt to the south, diminishing the wider Green Belt's openness.

In combination with a wider cluster of sub-areas (ME-02, ME-03, ME-04 and ME-05), the release of the sub-area would result in disproportionate and irregular sprawl. The cluster's removal would nearly cause the settlements of Kings Hill and Mereworth and Herne Pound to merge, and would constitute ribbon development along Beech Road, significantly undermining the wider Green Belt's role in preventing sprawl, and its role in safeguarding the countryside from encroachment. Although the cluster is bounded to the north and west by ancient woodland which would limit the impact of new urbanising influences in this direction, the removal of the cluster would significantly undermine the wider Green Belt's openness and its performance with regard to purpose (c) by bringing new urbanising influences to the Green Belt to the south.

Summary of wider assessment

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

Boundary Assessment

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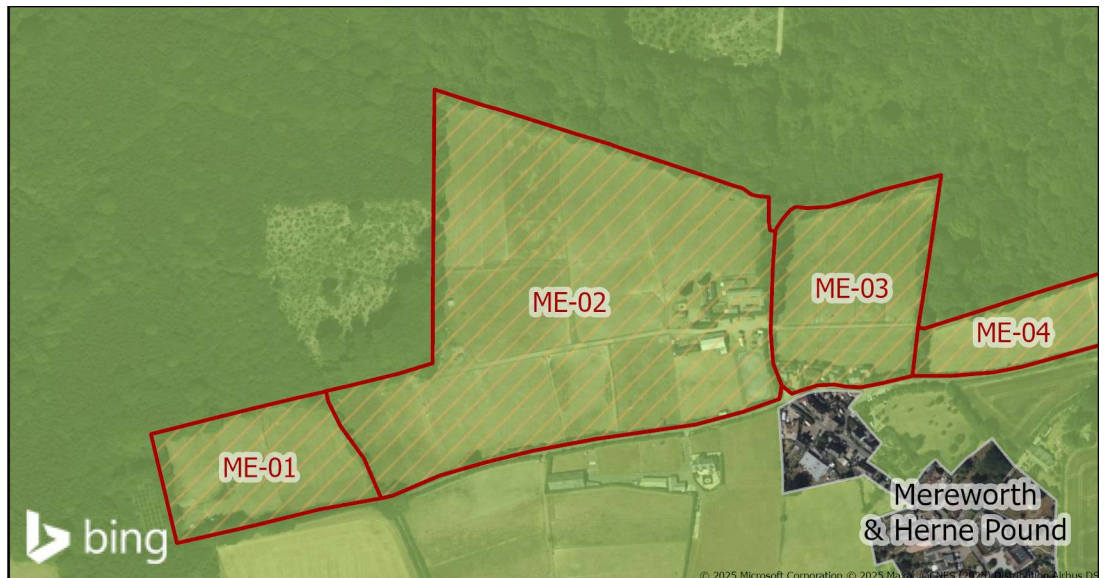
Categorisation & Recommendation

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

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

0 200 m



Boundaries

The sub-area is bounded to the north by a dense woodland, to the east by woodland adjacent to a public footpath, by dense hedgerow running adjacent to Beech Road to the south, and a tree line and dense woodland to the west. Inner boundaries: none. Outer boundaries: north, east, south, west.



Looking south-west from the eastern boundary of the sub-area, showing agricultural buildings sited at North Star Farm.



Looking south-east from along the northern boundary of the sub-area, showing grassy fields used as horse pasture and agricultural buildings in the background.



Looking east from the south-western boundary of the sub-area, showing open fields used as horse pasture and agricultural buildings in the distance.



Looking north-west from the south-western boundary of the sub-area, showing grassy fields used as horse pasture.

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	Approximately 1% of the sub-area is covered by built form. The built form comprises agricultural buildings, and a residential property in the east of the sub-area. The majority of the sub-area consists of open fields. The sub-area has undulating topography, providing limited views of the wider countryside to the south. The northern part of the sub-area is strongly visually enclosed by dense ancient woodland which limits visual connection to the wider countryside to the north or 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 P10	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	3	3	0
	NO	0			

Assessment of wider impact

At a more granular level, the sub-area plays a similar role against purposes (a) and (d), performs more weakly against purpose (b), and performs more strongly against purpose (c). The sub-area performs more weakly against purpose (b) as it is much smaller than the Stage 1 parcel, and therefore plays a much lesser role in separating Kings Hill, Paddock Wood, and Tonbridge. The sub-area performs a stronger role against purpose (c) as it is overall much less developed than the Stage 1 parcel, and therefore has a more open and rural character.

The sub-area abuts ME-01 to the west, ME-03 to the east, and wider Green Belt to the north and south. The release of the sub-area in isolation would alter the role of the surrounding Green Belt in preventing sprawl as it would now be located at the settlement edge, although this impact would be reduced to the north due to dense ancient woodland which forms a prominent barrier to further sprawl. In addition, as the sub-area faces the settlement of Mereworth and Herne Pound to the south-east, separated by a sliver of Green Belt covering Beech Road, its removal would constitute disproportionate sprawl of Mereworth and would contribute to an irregular pattern of development, significantly undermining the wider Green Belt's role in preventing sprawl. If the sub-area were removed, it would bring significant new urbanising influences to the surrounding Green Belt, particularly to the south where a sense of enclosure would be brought to the Green Belt, diminishing its overall sense of openness.

The release of the sub-area in combination with either ME-01 or ME-03 would result in additional sprawl of Mereworth and Herne Pound, and would bring additional new urbanising influences to the surrounding Green Belt. The removal of the sub-area in combination with either ME-01 or ME-03 would therefore undermine the wider Green Belt's role in safeguarding the countryside from encroachment, and would diminish the wider Green Belt's openness.

In combination with a wider cluster of sub-areas (ME-01, ME-03, ME-04 and ME-05), the release of the sub-area would result in disproportionate and irregular sprawl. The cluster's removal would nearly cause the settlements of Kings Hill and Mereworth and Herne Pound to merge, and would constitute ribbon development along Beech Road, significantly undermining the wider Green Belt's role in preventing sprawl, and its role in safeguarding the countryside from encroachment. Although the cluster is bounded to the north and west by ancient woodland which would limit the impact of new urbanising influences in this direction, the removal of the cluster would significantly undermine the wider Green Belt's openness and its performance with regard to purpose (c) by bringing new urbanising influences to the Green Belt to the south.

Summary of wider assessment

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

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	The inner boundary is readily recognisable and likely to be permanent. The outer boundaries are predominantly readily recognisable but are in part not necessarily likely to be permanent. If the sub-area was released, the new inner Green Belt boundary would not meet the NPPF definition and would require strengthening.
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Categorisation & Recommendation

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

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

0 130 m



Boundaries

The sub-area is bounded by dense woodland to the north, dispersed tree line and woodland to the east, residential properties along Beech Road to the south and dispersed tree line and shrubs to the west. Inner boundaries: south. Outer boundaries: north, east, west.



Looking south from the north-eastern corner of the sub-area, showing open fields and woodland along the eastern boundary.



Looking south-east from the northern boundary of the sub-area, showing open fields with the eastern boundary in the distance.



Looking south-west from the north-eastern boundary of the sub-area, showing open fields with residential buildings in the distance and trees along the western boundary.



Looking east from the western boundary of the sub-area, showing open fields and trees along the eastern boundary.

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

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

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

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

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

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

Protects the openness of the countryside and is least covered by development	Approximately 3% of the sub-area is covered by built form. The built form comprises several residential properties to the south. The majority of the sub-area consists of open fields. The sub-area has a strong sense of visual enclosure due to dense woodland to the north and east and development to the south and west. There are slight urbanising influences resulting from direct physical and visual connections with development in the settlement to the south. Overall, the sub-area has a largely rural character.
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Purpose (d) To preserve the setting and special character of historic towns

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

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

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel P10	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	3	3	0
	NO	0			

Assessment of wider impact

At a more granular level, the sub-area plays a similar role against purposes (a), (c) and (d), and performs more weakly against purpose (b) compared to the Stage 1 parcel. The sub-area performs more weakly against purpose (b) as it is much smaller than the Stage 1 parcel, and therefore plays a much lesser role in separating Kings Hill, Paddock Wood, and Tonbridge.

The sub-area ME-02 to the west, ME-04 to the east, and wider Green Belt to the north, north-east and south-east. The release of the sub-area in isolation would alter the role of the surrounding Green Belt in preventing sprawl as it would now be located at the settlement edge, although this impact would be reduced to the north and north-east due to dense ancient woodland which forms a prominent barrier to further sprawl. In addition, the sub-area adjoins development and urban land uses to the south-east and west, so its removal is not likely to materially alter the performance of the surrounding Green Belt in preventing sprawl. The sub-area's removal would enclose a small area of Green Belt to the south-east, however this area consists of a residential garden so already plays a reduced role in safeguarding the countryside from encroachment, and has a reduced sense of openness. The sub-area is strongly visually enclosed from the wider countryside by dense woodland to the north and east, and by development within Mereworth and Herne Pound to the south, and therefore its removal in isolation is not likely to bring significant new urbanising influences to the wider Green Belt, or significantly undermine the wider Green Belt's overall openness. As the sub-area faces the settlement of Mereworth and Herne Pound to the south, its removal in isolation would produce an irregular Green Belt boundary with a sliver of Green Belt covering Beech Road, which would undermine the wider Green Belt's integrity if not also removed.

The release of the sub-area in combination with either of ME-02 or ME-04 would constitute disproportionate sprawl of Mereworth and Herne Pound, and would contribute to an irregular pattern of development, significantly undermining the wider Green Belt's role in preventing sprawl. The removal of the sub-areas would also bring significant new urbanising influences to the wider Green Belt to the south, diminishing the wider Green Belt's openness and performance against purpose (c), although the impact of this would be reduced to the north where dense ancient woodland would prevent any visual connection to the wider countryside in this direction.

In combination with a wider cluster of sub-areas (ME-01, ME-02, ME-04 and ME-05), the release of the sub-area would result in disproportionate and irregular sprawl. The cluster's removal would nearly cause the settlements of Kings Hill and Mereworth and Herne Pound to merge, and would constitute ribbon development along Beech Road, significantly undermining the wider Green Belt's role in preventing sprawl, and its role in safeguarding the countryside from encroachment. Although the cluster is bounded to the north and west by ancient woodland which would limit the impact of new urbanising influences in this direction, the removal of the cluster would significantly undermine the wider Green Belt's openness and its performance with regard to purpose (c) by bringing new urbanising influences to the Green Belt to the south.

Summary of wider assessment

Overall, the sub-area plays an important role with respect to the Stage 1 parcel, 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 boundary is readily recognisable and likely to be permanent. The outer boundaries are predominantly readily recognisable but are in part not necessarily likely to be permanent. If the sub-area was released, the new inner Green Belt boundary would not meet the NPPF definition and would require strengthening.
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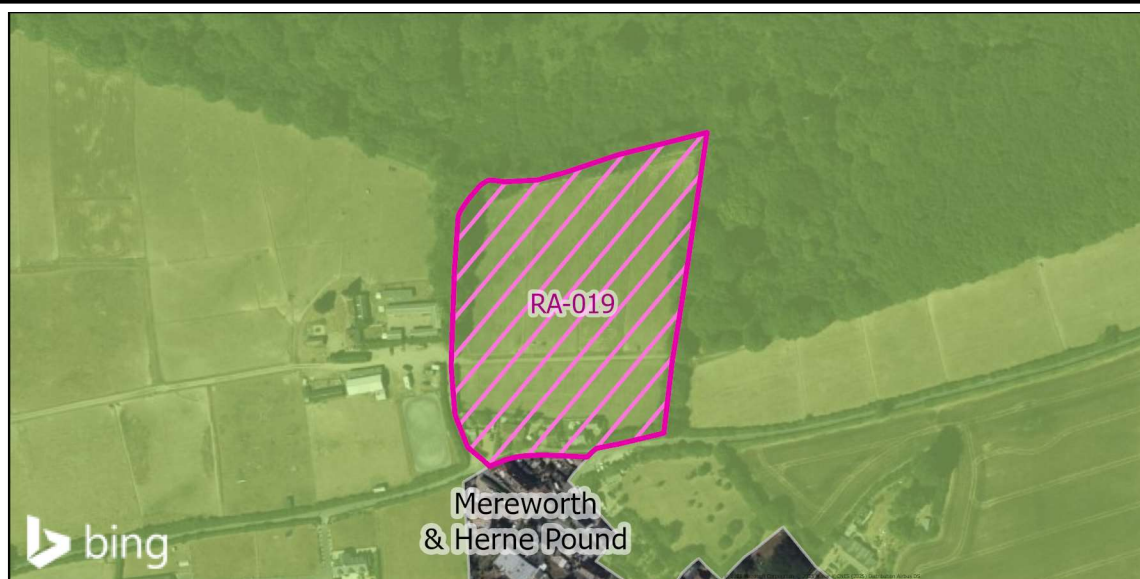
Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs moderately against the NPPF purposes and makes a less important contribution to the wider Green Belt. Recommended for further consideration in combination with a sliver of Green Belt covering Beech Road as RA-019.
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Recommended Area Map

Legend

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





Boundaries

The sub-area is bounded by dense woodland to the north, dispersed hedgerow adjacent to a footpath to the east, dense hedgerow running parallel to Beech Road to the south, and by a dispersed hedgerow to the west. Inner boundaries: none. Outer boundaries: north, east, south, west.



Looking west from the eastern boundary of the sub-area, showing open field through the dispersed hedgerow along the boundary.



Looking north from the southern boundary of the sub-area, showing grassy fields used as horse pasture.



Looking east from the western boundary of the sub-area, showing open fields used as horse pasture across the sub-area.



Aerial photography used as a result of limited access to sub-area. (Bing Maps, May 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 covered in approximately 3% built form. The sub-area has a strong sense of visual enclosure due to dense woodland to the north and treelines to the east and west. The topography is predominantly flat with limited visual links 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 P10	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	3	3	0
	NO	0			

Assessment of wider impact

At a more granular level, the sub-area plays a similar role against purposes (a) and (d), performs more weakly against purpose (b), and performs more strongly against purpose (c). The sub-area performs more weakly against purpose (b) as it is much smaller than the Stage 1 parcel, and therefore plays a much lesser role in separating Kings Hill, Paddock Wood, and Tonbridge. The sub-area performs a stronger role against purpose (c) as it is overall much less developed than the Stage 1 parcel, and therefore has a more open and rural character.

The sub-area abuts ME-03 to the west, ME-05 to the east, and wider Green Belt to the north and south. The removal of the sub-area in isolation would create a 'hole' in the Green Belt, which would threaten the integrity of the wider Green Belt and contribute to an irregular pattern of development. The removal of the sub-area would impact the surrounding Green Belt's role with regard to preventing sprawl as it would now be located on the edge of the Green Belt. The removal of the sub-area would also significantly enclose an area of Green Belt to the south-west, diminishing its sense of openness and its role in safeguarding the countryside from encroachment. Dense ancient woodland would limit the impact of new urbanising influences from the sub-area's removal to the north, and as the sub-area is functionally linked to the settlement of Mereworth and Herne Pound to the west by urban land uses, its removal would also not be likely to materially impact the Green Belt's openness or performance against purpose (c) in this direction. However, the removal of the sub-area would bring significant new urbanising influences to the wider Green Belt to the east and south-east, diminishing the performance of the surrounding Green Belt with regard to purpose (c), and undermining the wider Green Belt's overall sense of openness.

The release of the sub-area in combination with ME-03 would constitute disproportionate sprawl of Mereworth and Herne Pound, as ME-03 faces the settlement across Beech Road. This would contribute to an irregular pattern of development and significantly undermine the wider Green Belt's role in preventing sprawl. If the sub-areas were removed, it would bring significant new urbanising influences to the surrounding Green Belt, particularly to the south where a sense of enclosure would be brought to the Green Belt, diminishing its overall sense of openness.

The sub-area's removal in combination with ME-05 would result in an irregular pattern of development and would contribute to ribbon development along Beech Road, nearly connecting the settlement of Mereworth and Herne Pound to Kings Hill. This would significantly undermine the wider Green Belt's role in safeguarding the countryside from encroachment and preventing sprawl. The removal of the sub-areas would also bring significant new urbanising influences to the Green Belt to the south, diminishing this area's performance with regard to purpose (c), and undermining the overall openness of the wider Green Belt.

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

Summary of wider assessment

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

Boundary Assessment

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

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