

Legend

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

0 300 m



Boundaries

The sub-area is bounded by a mature tree line to the north, by the A227 (Borough Green Road) and the regular backs of residential properties and gardens along the A227 (Wrotham Road) to the east, by Fairfield Road, the regular backs of residential properties and gardens along Fairfield Road and a mature tree line to the south, and by a mature hedgerow, the Flood Zone 3 and a mature hedgerow to the west. Inner boundary: part east, part south. Outer boundary: north, part east, part south and west.



Looking east from the western boundary of the sub-area onto quarrying activities



Looking west from the eastern boundary of the sub-area onto an industrial estate and associated landscaping



Looking south from the southern part of the sub-area onto a grazing field



Looking north-east from the southern part of the sub-area onto a grazing field and a topographic drop onto a quarry pit

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

Sub-area scores	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	0	2	0
	NO	0			

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

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

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

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	Due to the scale of the gap between Borough Green 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. Approximately 66% of the sub-area is covered by quarrying activity and built form. The built form consists of the buildings associated with the quarry in the centre of the sub-area and additional industrial buildings in the east of the sub-area. The remainder of the sub-area consists of three fields, to the north-east, south-east and south-west of the sub-area. The slightly sloping topography of the field in the south-west of the sub-area allows for some short views onto the industrial estate to the south-west. It is likely that there are very limited views from the sub-area towards the wider countryside as most of the sub-area is located in a topographic depression. Overall, the sub-area has a semi-urban character.
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Purpose (d) To preserve the setting and special character of historic towns

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

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

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 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 to the Stage 1 parcel against purpose (a), and performs more weakly against purposes (b), (c) and (d). The sub-area performs a weaker role against purpose (b) compared with the Stage 1 parcel because of its much smaller size when compared to the larger Stage 1 parcel, which gives it a lesser role in maintaining the gap between any two towns. The sub-area performs more weakly against purpose (c) as it is overall more developed than the wider Stage 1 parcel, giving it a more urban character. The sub-area performs more weakly against purpose (d) as it does not abut any historic town, whereas the larger Stage 1 parcel also extends to adjoin the historic town of West Malling.

The sub-area adjoins BG-06 to the west, faces BG-08 and BG-09 across Borough Green Road to the east, and adjoins the wider Green Belt to the north and south-west. The removal of the sub-area in isolation would constitute an extension of the town of Borough Green, and would therefore give the surrounding Green Belt to the north and west a stronger role in preventing sprawl as it would now be located on the edge of the Green Belt. Due to development along the A227 (Borough Green Road) to the north-east of the sub-area, its removal in isolation would not be likely to bring significant new urbanising influences to the Green Belt to the north, and would not produce an incongruous pattern of development. Additionally, as the M26 provides a strong barrier to significant additional sprawl to the north, in practice the release of the sub-area would not significantly impact the role of the wider Green Belt to the north with regards to preventing sprawl or safeguarding the countryside's physical and perceptual openness.

The release of the sub-area in combination with BG-06 would constitute an irregular extension of Borough Green, giving the surrounding Green Belt to the north and west a more significant role in preventing sprawl as it would now be located at the settlement edge. The release of the sub-areas would constitute a significant encroachment of development into previously undeveloped countryside, and due to BG-06's undulating topography and partial coverage by woodland, the release of the sub-area in combination with BG-06 is likely to introduce new urbanising influences to the wider Green Belt, to the north, removing or reducing existing visual buffers between the town of Borough Green and the wider countryside, diminishing both its sense of openness and performance against purpose (c). The release of the sub-area in combination with BG-06 would also enclose an area of Green Belt to the south-west, including BG-04. However, as this area is already significantly developed this would not bring significant new urbanising influences to this area, and would not materially impact its role with regards to preventing sprawl or safeguarding the openness of the countryside.

In combination with a wider cluster of sub-areas (BG-05 and BG-06), the release of the sub-area would result in irregular sprawl of the settlement of Borough Green, impacting the role of the surrounding Green Belt to the north and east with regards to preventing sprawl as it would now be located at the settlement edge. The removal of the cluster would additionally bring new urbanising influences to the surrounding Green Belt, most significantly to the west and north-west as it would reduce the visual buffer currently formed by woodland within BG-05 and BG-06 between Borough Green and the wider Green Belt in this direction.

Summary of wider assessment

Overall, the sub-area plays a less important role with regards to the Stage 1 parcel, and 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 of the sub-area is predominantly 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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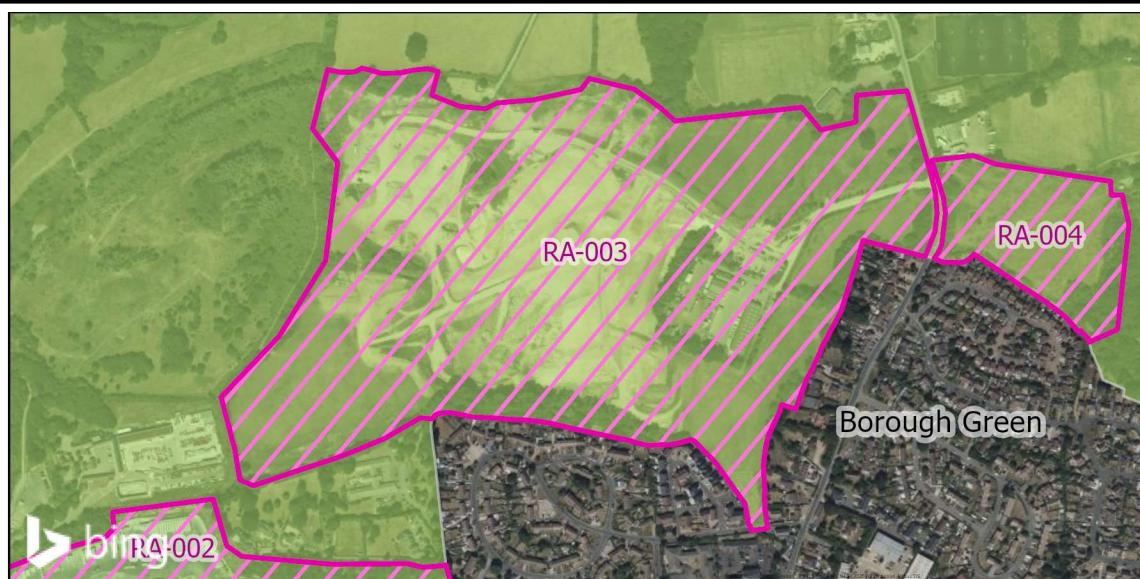
Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs weakly against the NPPF purposes and makes a less important contribution to the wider Green Belt. Recommended for further consideration in isolation as RA-003.
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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 a mature tree line to the north and east, by the regular backs of residential properties and gardens along Tolsey Mead to the south and by the A227 (Wrotham Road) to the west. Inner boundary: south. Outer boundary: north, east and west.



Looking south from the centre of the sub-area onto a grazing field and residential properties



Looking north-west from the centre of the sub-area onto a grazing field



Looking east from the centre of the sub-area onto a grazing field and a small woodland



Looking east from the western boundary onto a track leading to a water borehole

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 Borough Green 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	Approximately 4% of the sub-area is covered by built form. The built form comprises buildings associated with a water borehole in the north-east of the sub-area. The remainder of the sub-area consists of scrubland and a wooded area. The sub-area has limited views towards the north due to the mature tree line forming the northern boundary. There are urbanising influences from residential properties to the south. 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 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 to the Stage 1 parcel against purpose (a), performs more strongly against purpose (c), and performs more weakly against purposes (b) and (d). The sub-area performs a weaker role against purpose (b) compared with the Stage 1 parcel because of its much smaller size when compared to the larger Stage 1 parcel, which gives it a lesser role in maintaining the gap between any two towns. The sub-area performs more weakly against purpose (d) as it does not abut any historic town, whereas the larger Stage 1 parcel also extends to adjoin the historic town of West Malling. The sub-area plays a stronger role against purpose (c) as it is overall less covered by development and is therefore more open and rural in character than the Stage 1 parcel.

The sub-area adjoins BG-09 to the north, BG-10 to the east, faces BG-07 across the A227 (Borough Green Road) to the west, and adjoins wider Green Belt to the north-east. The release of the sub-area in isolation would be in keeping with existing development form and would not constitute irregular sprawl of the settlement. Although the release of the sub-area would contribute to ribbon development along the A227 (Borough Green Road), as the M26 provides a strong barrier to sprawl to the north in practice the release of the sub-area would not significantly impact the role of the wider Green Belt with regards to preventing sprawl or safeguarding the countryside's physical and perceptual openness. Due to dense woodland to the east, the release of the sub-area in isolation is not likely to bring new urbanising influences to BG-10.

The release of the sub-area in combination with BG-09 would not constitute irregular sprawl of the settlement, and would be in keeping with existing patterns of development. As the M26 provides a strong barrier to sprawl to the north, the release of the sub-areas would not significantly impact the wider Green Belt's role with regards to preventing sprawl or safeguarding the countryside's openness. Due to development within the Green Belt to the north, the release of the sub-areas in combination would not be likely to introduce significant new urbanising influences to the wider Green Belt to the north or west, and dense woodland to the east provides a visual buffer, limiting the impact of any new urbanising influences on BG-10.

The release of the sub-area in combination with BG-10 would represent a significant and irregular extension of Borough Green, giving the wider Green Belt to the north, east and north-west a more significant role in preventing sprawl as it would now be located at the settlement edge. However, the M26 to the north provides a strong barrier to further sprawl, meaning that in practice the release of the sub-areas would not significantly impact the role of the wider Green Belt to the north with regards to preventing sprawl, and would be unlikely to significantly impact on its openness. In addition, as the wider Green Belt to the east and south-east is already significantly developed, the release of the sub-area in combination with BG-10 would not be likely to bring significant new urbanising influences to the Green Belt in this area, and would therefore not be likely to materially impact the wider Green Belt's overall sense of openness or its performance against purpose (c).

In combination with a wider cluster of sub-areas (BG-09, BG-10, PT-03 and PT-04), the release of the sub-area would represent a significant encroachment of development into the countryside. However, the M26 provides a strong physical and perceptual barrier, so the removal of the cluster is not likely to bring significant new urbanising influences to the wider Green Belt to the north, or materially impact its role in preventing sprawl. In addition, the A20 (London Road) to the east and a railway line and the A25 (Maidstone Road) to the south would act as strong physical barriers to further sprawl, so the removal of the cluster is not likely to significantly impact the role of the wider Green Belt in these directions with regards to preventing sprawl or safeguarding the openness of the countryside. The removal of the cluster would result in the almost complete enclosure of Green Belt to the north of Platt, however as this area is largely developed, consisting of an industrial estate and primary school, and is enclosed to the south by the settlement of Platt, it is already subject to significant urbanising influences and plays a reduced role in safeguarding the countryside from encroachment.

Summary of wider assessment

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

Boundary Assessment

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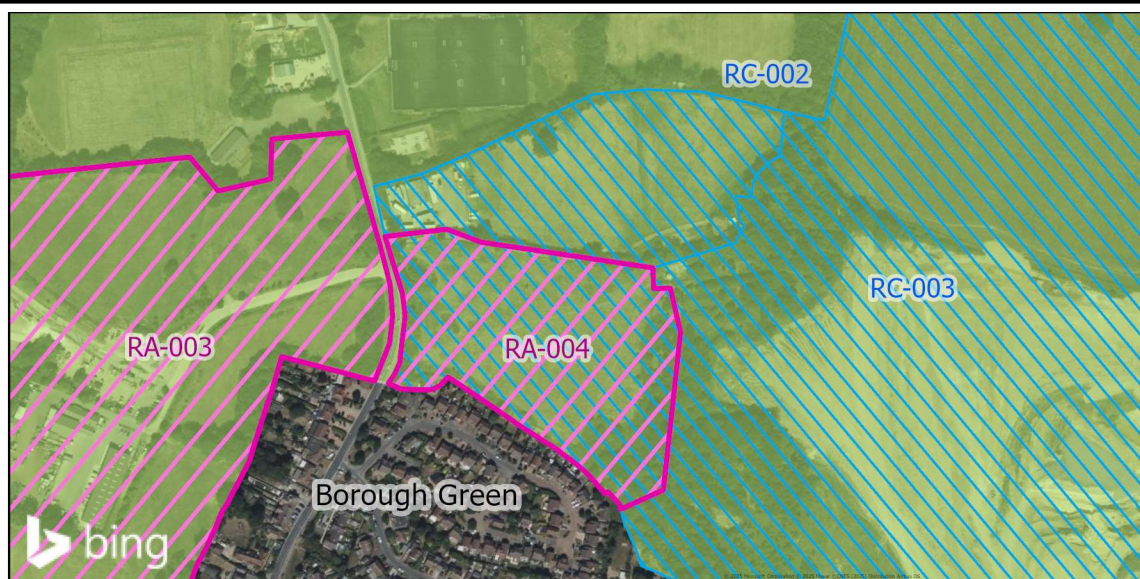
Categorisation & Recommendation

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-004, in combination with BG-09 as RC-002, and as part of a wider cluster (BG-09, BG-10, PT-03, PT-04 and an area of Green Belt south-east of BG-10) as RC-003.
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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 mature tree lines to the north, the edge of an area of woodland to the east, mature tree lines to the south, and Borough Green Road to the east. Inner boundaries: none. Outer boundaries: north, east, south, west.



Looking north-west from the southern boundary of the sub-area, showing an open field and builders' yard.



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



Looking east from the western boundary of the sub-area, showing a builders' yard.



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

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

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

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

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

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

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	Due to the scale of the gap between Borough Green 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	Approximately 2% of the sub-area is covered by built form. Built form is concentrated in the west of the sub-area and consists of light industrial and storage buildings. There are minor urbanising influences from the presence of built form within the sub-area. The rest of the sub-area consists of flat open fields, with an area of hard standing around the buildings to the west. 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 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 to the Stage 1 parcel against purposes (a) and (c), and performs more weakly against purposes (b) and (d). The sub-area performs a weaker role against purpose (b) compared with the Stage 1 parcel because of its much smaller size when compared to the larger Stage 1 parcel, which gives it a lesser role in maintaining the gap between any two towns. The sub-area performs more weakly against purpose (d) as it does not abut any historic town, whereas the larger Stage 1 parcel also extends to adjoin the historic town of West Malling.

The sub-area adjoins BG-08 to the south, faces BG-07 across the A227 (Borough Green Road) to the west, and adjoins wider Green Belt to the north and east. As it does not adjoin the urban area, the release of the sub-area in isolation would result in a 'hole' in the Green Belt, undermining the integrity of the Green Belt as a whole and altering the role of the surrounding Green Belt with regards to preventing sprawl as it would now be located at the edge of the Green Belt. The release of the sub-area in isolation would cause BG-08 to be contiguous with two built-up areas, undermining its role with regards to preventing sprawl, and diminishing its sense of openness. As the sub-area is already partially developed, and the Green Belt to the north already contains significant development, the release of the sub-area in isolation is not likely to bring significant new urbanising influences to the wider Green Belt, and dense woodland to the east would limit the impact of any new urbanising influences on BG-10.

The release of the sub-area in combination with BG-08 would not constitute irregular sprawl of the settlement, and would be in keeping with existing patterns of development. Although the release of the sub-areas would contribute to ribbon development along the A227 (Borough Green Road), as the M26 provides a strong barrier to sprawl to the north in practice the release of the sub-areas in combination would not significantly impact the role of the wider Green Belt with regards to preventing sprawl or safeguarding the countryside's physical and perceptual openness.

In combination with a wider cluster of sub-areas (BG-08, BG-10, PT-03 and PT-04), the release of the sub-area would represent a significant encroachment of development into the countryside. However, the M26 provides a strong physical and perceptual barrier, so the removal of the cluster is not likely to bring significant new urbanising influences to the wider Green Belt to the north, or materially impact its role in preventing sprawl. In addition, the A20 (London Road) to the east and a railway line and the A25 (Maidstone Road) to the south would act as strong physical barriers to further sprawl, so the removal of the cluster is not likely to significantly impact the role of the wider Green Belt in these directions with regards to preventing sprawl or safeguarding the openness of the countryside. The removal of the cluster would result in the almost complete enclosure of Green Belt to the north of Platt, however as this area is largely developed, consisting of an industrial estate and primary school, and is enclosed to the south by the settlement of Platt, it is already subject to significant urbanising influences and plays a reduced role in safeguarding the countryside from encroachment.

Summary of wider assessment

Overall, the sub-area plays a less important role with regards to the Stage 1 parcel, but its release in isolation is likely to harm the performance of the wider Green Belt. However, its removal in combination with neighbouring sub-areas is not likely to significantly harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	There are no inner boundaries. The outer boundaries of the sub-area are predominantly 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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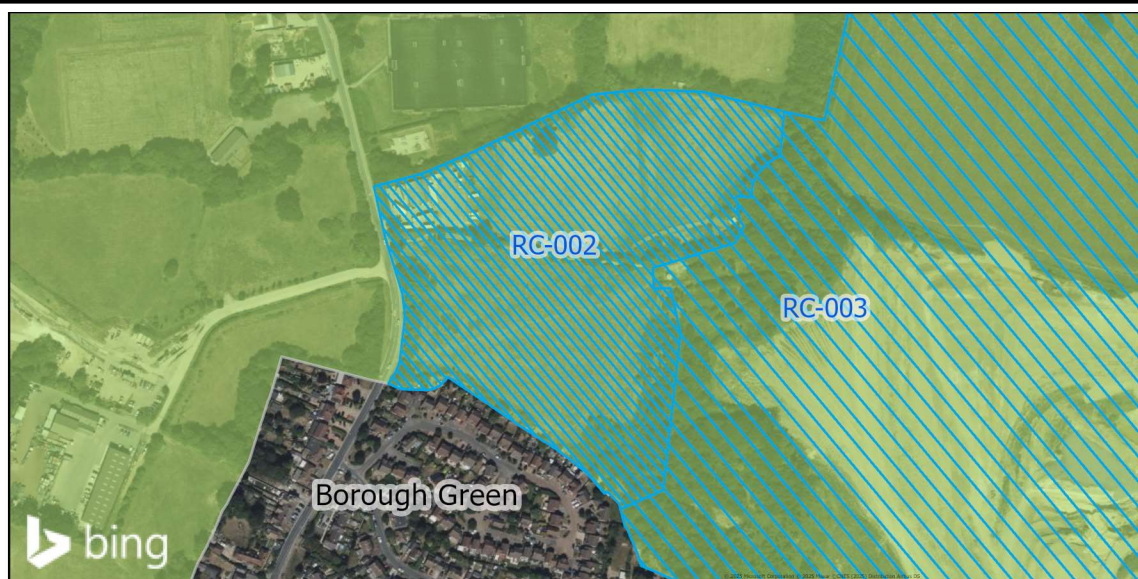
Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs moderately against the NPPF purposes and makes a less important contribution to the wider Green Belt. Recommended for further consideration in combination with BG-08 as RC-002, and as part of a wider cluster (BG-08, BG-10, PT-03, PT-04 and an area of Green Belt south-east of BG-10) as RC-003.
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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

0 430 m



Boundaries

The sub-area is bounded by a mature tree line and the M26 to the north, by a mature tree line, the edge of a mature woodland and a tree line to the east, by a railway line to the south and by the regular backs of residential properties and gardens along Annetts Hall and a mature tree line to the west. Inner boundary: south and part west. Outer boundary: north, east and part west.



Looking north-west from the south-eastern boundary of the sub-area onto buildings associated with quarrying activities



Looking south from the centre of the sub-area onto a quarry pit



Looking south-west from the north-western corner of the sub-area onto a shrubland and a quarry pit



Looking north from along the western boundary into a shrubland and the northern 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 the scale of the gap between Borough Green 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	Approximately 35% of the sub-area is covered by quarrying activities and built form. The built form consist of buildings associated with the quarrying in the southern half of the sub-area. The northern part of the sub-area consists of a grazing field and dispersed trees. The sub-area has a gently undulating topography with some long views towards the wider countryside to the north, over the settlement of Wrotham towards a ridgeline and to the south, over the settlement of Borough Green. The sub-area has an open character to the north and south but views are blocked towards the east and west by mature tree lines and a flat topography. 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 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 to the Stage 1 parcel against purposes (a) and (c), and performs more weakly against purposes (b) and (d). The sub-area performs a weaker role against purpose (b) compared with the Stage 1 parcel because of its much smaller size when compared to the larger Stage 1 parcel, which gives it a lesser role in maintaining the gap between any two towns. The sub-area performs more weakly against purpose (d) as it does not abut any historic town, whereas the larger Stage 1 parcel also extends to adjoin the historic town of West Malling.

The sub-area adjoins PT-03 to the east, BG-08 to the west, and wider Green Belt to the north, south-east and north-west. The release of the sub-area in isolation would constitute a significant and irregular extension of the town of Borough Green, and would give the surrounding Green Belt a stronger role in preventing sprawl as it would now be located on the edge of the Green Belt. However, the M26 to the north provides a strong barrier to further sprawl, meaning that in practice the release of the sub-area would not significantly impact the role of the wider Green Belt to the north with regards to preventing sprawl, and would be unlikely to significantly impact on its openness. In addition, as the wider Green Belt to the east and south-east is already significantly developed, the release of the sub-area would not be likely to bring significant new urbanising influences to the Green Belt in this area, and would therefore not be likely to materially impact the wider Green Belt's overall sense of openness or its performance against purpose (c).

The release of the sub-area in combination with BG-08 would be likely to bring new urbanising influences to BG-09 as it would now be located on the settlement edge. However, as BG-09 is already partially developed, and is adjoined by development within the Green Belt to the north, this would not be likely to materially impact its sense of openness or its performance with regards to purpose (c). The release of the sub-area in combination with BG-08 would also contribute to ribbon development along the A227 (Borough Green Road), however as the M26 provides a strong barrier to sprawl to the north, in practice this would not significantly impact the role of the wider Green Belt with regards to preventing sprawl or safeguarding the countryside's physical and perceptual openness.

The release of the sub-area in combination with PT-03 would be significant and irregular sprawl of development into the countryside, giving the wider Green Belt to the north, east, south-east and west a stronger role in preventing sprawl. However, the M26 to the north, as well as a railway line and the A25 (Maidstone Road) to the south, and the A20 (London Road) to the east provide strong barriers to further sprawl, so in practice the impact of the sub-areas' removal on the surrounding Green Belt would be limited with regards to its role in preventing sprawl and safeguarding the countryside from encroachment. The release of the sub-areas would also result in the almost complete enclosure of Green Belt to the north of Platt, however as this area is largely developed, consisting of an industrial estate and primary school, and is enclosed to the south by the settlement of Platt, it is already subject to significant urbanising influences and plays a reduced role in safeguarding the countryside from encroachment. As the sub-areas already contain significant development, their removal in combination would not be likely to introduce significant new urbanising influences to the surrounding Green Belt, and would not have a significant impact on the wider Green Belt's overall openness.

In combination with a wider cluster of sub-areas (BG-08, BG-09, PT-03 and PT-04), the release of the sub-area would represent a significant encroachment of development into the countryside. However, the M26 provides a strong physical and perceptual barrier, so the removal of the cluster is not likely to bring significant new urbanising influences to the wider Green Belt to the north, or materially impact its role in preventing sprawl. In addition, the A20 (London Road) to the east and a railway line and the A25 (Maidstone Road) to the south would act as strong physical barriers to further sprawl, so the removal of the cluster is not likely to significantly impact the role of the wider Green Belt in these directions with regards to preventing sprawl or safeguarding the openness of the countryside. The removal of the cluster would additionally not be likely to introduce significant new urbanising influences to the wider Green Belt, as it already contains significant development, and is adjoined to the east, south and north-west by development within the Green Belt which would limit the impact of development within the cluster.

Summary of wider assessment

Overall, the sub-area plays a less important role with regards to the Stage 1 parcel, and its release in isolation or in combination with neighbouring sub-areas is not likely to significantly harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	The inner boundary of the sub-area is readily recognisable and likely to be permanent. The outer boundary is readily recognisable but not necessarily likely to be permanent. If the sub-area was released, 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 but makes a less important contribution to the wider Green Belt. Recommended for further consideration as part of a wider cluster (BG-08, BG-09, PT-03, PT-04 and an area of Green Belt south-east of BG-10) as RC-003.
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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

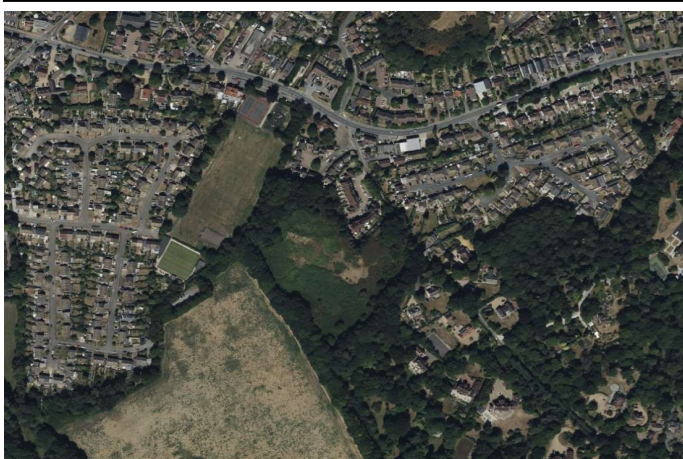
-  Local Authority Boundaries
-  Tonbridge & Malling Green Belt
-  Settlements
-  Sub-areas for Assessment

0 160 m



Boundaries

The sub-area is bounded by the regular backs of residential properties along Black Horse Mews and Tillmans to the north and north-east, and a mature tree line to the south-east, south-west and north-west. Inner boundaries: north and north-east. Outer boundaries: south-east, south-west and north-west.



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



Looking west from eastern boundary with views of scrubland.

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 Borough Green 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 area of scrub. The sub-area has an enclosed visual character, and its topography descends slightly to the north towards the settlement, meaning it is likely that there are no longer views to the wider countryside to the south or west. There are some urbanising influences from residential properties to the north, east and south-east. Overall, the sub-area has a strongly unspoilt rural character.
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Purpose (d) To preserve the setting and special character of historic towns

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside	The sub-area does not abut an identified historic town or provide views to a historic town and does not meet this purpose.
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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 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 to the Stage 1 parcel against purpose (a), performs more strongly against purpose (c), and performs more weakly against purposes (b) and (d). The sub-area performs a weaker role against purpose (b) compared with the Stage 1 parcel because of its much smaller size when compared to the larger Stage 1 parcel, which gives it a lesser role in maintaining the gap between any two towns. The sub-area performs more weakly against purpose (d) as it does not abut any historic town, whereas the larger Stage 1 parcel also extends to adjoin the historic town of West Malling. The sub-area plays a stronger role against purpose (c) as it is overall less covered by development and is therefore more open and rural in character than the Stage 1 parcel.

The sub-area adjoins BG-12 to the south-east, and the wider Green Belt to the south-west and north-west. The release of the sub-area in isolation would result in minor urbanising influences on the remaining Green Belt to the west and south-east, but these would be limited by the sub-area's visually enclosed character, and by the sub-area's topography which slopes towards the existing urban area and away from the wider Green Belt. The release of the sub-area would result in increased enclosure of an area of Green Belt to the north. However, as this area is already significantly enclosed by the settlement and consists of urban uses, its sense of openness and role in preventing sprawl is already diminished, and is not likely to be materially impacted.

The release of the sub-area in combination with BG-12 would result in irregular sprawl of Borough Green, altering the role of the surrounding Green Belt to the east and south in preventing sprawl as it would now be located at the settlement edge. Due to the presence of dense woodland within BG-12, which reduces the visual impact of existing development within the Green Belt and adjacent settlement, the release of the sub-area in combination with BG-12 is likely to bring significant new urbanising influences to the surrounding Green Belt by removing this visual buffer. Due to BG-12's topography which rises steeply towards the north, development within BG-12 is also likely to be visible from further afield, and the release of the sub-area in combination with BG-12 is therefore likely to bring increased urbanising influences to the wider Green Belt to the east and west.

Summary of wider assessment

Overall, the sub-area plays an 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 inner boundaries are readily recognisable and likely to be permanent. The outer boundary is readily recognisable but not necessarily likely to be permanent. If the sub-area was released, 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 NPPF purposes but makes a less important contribution to the wider Green Belt. Recommended for further consideration in isolation as RA-005.
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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

0 230 m



Boundaries

The sub-area is bounded to the north-east and east by Crouch Lane, to the south by the edge of an area of ancient woodland (Long Wood), and to the west and north-west by mature tree lines. Inner boundaries: north-east. Outer boundaries: east, south, west, north-west.



Looking west from the eastern edge of the sub-area, showing an area of woodland and a residential dwelling from across an open field.



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



Looking west from the north-eastern boundary of the sub-area, showing a residential driveway.



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

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

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

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

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

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

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	Due to the scale of the gap between Borough Green 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	Approximately 4% of the sub-area is covered by built form. Built form consists of several residential properties and associated outbuildings, dispersed along the west of Crouch Lane in the northern two-thirds of the sub-area. Much of the sub-area consists of residential gardens associated with these houses. The southern part of the sub-area consists of open fields. The sub-area is surrounded by mature tree lines and woodland on all sides, creating a strong sense of visual enclosure and preventing views of the settlement to the north and of the wider countryside. In addition, much of the sub-area is heavily wooded, reducing the visual impact and overall urbanising influences of the built form within the sub-area. Overall, the sub-area has a largely rural character.
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Purpose (d) To preserve the setting and special character of historic towns

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

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

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 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 to the Stage 1 parcel against purposes (a) and (c), and performs more weakly against purposes (b) and (d). The sub-area performs a weaker role against purpose (b) compared with the Stage 1 parcel because of its much smaller size when compared to the larger Stage 1 parcel, which gives it a lesser role in maintaining the gap between any two towns. The sub-area performs more weakly against purpose (d) as it does not abut any historic town, whereas the larger Stage 1 parcel also extends to adjoin the historic town of West Malling.

The sub-area abuts BG-11 to the north-west, and the wider Green Belt to the east, south and west. The release of the sub-area in isolation would constitute an irregular extension of the settlement of Borough Green, and would result in the enclosure of an area of Green Belt to the north-west, including BG-11. The release of the sub-area would impact the role of the surrounding Green Belt to the east and south in preventing sprawl and safeguarding the countryside from encroachment as it would now be located at the settlement edge. The sub-area is heavily wooded, reducing the visual impact of existing development, so its removal is likely to bring significant new urbanising influences the surrounding Green Belt by reducing these visual buffers. The sub-area's topography rises steeply towards the north, meaning development within it would be visible from further afield, and its removal is therefore likely to bring increased urbanising influences to the wider Green Belt to the east and west.

The release of the sub-area in combination with BG-11 would result in irregular sprawl of Borough Green, altering the role of the surrounding Green Belt to the east and south in preventing sprawl as it would now be located at the settlement edge. The release of the sub-areas would also result in increased enclosure of an area of Green Belt to the north. However, as this area is already significantly enclosed by the settlement and consists of urban uses, its sense of openness and role in preventing sprawl is already diminished and is not likely to be materially impacted.

Summary of wider assessment

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

Boundary Assessment

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

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

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

0 300 m



Boundaries

The sub-area is bounded by the edge of an area of woodland to the north, the edge of the Birling built-up area to the north and north-east, Bull Road to the east, and mature tree lines and the edge of an area of woodland to the south-east. The sub-area boundary follows no discernible physical feature through a field to the south-west, following the edge of an area of Flood Zone 3. The boundary follows the edge of an area of woodland to the south-west, a dispersed tree line to the west, and Masters Lane to the north-west. Inner boundaries: north-east. Outer boundaries: east, south, west, north-west.



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



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



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



Looking north-west from the centre 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	Approximately 1% of the sub-area is covered by built form. Built form consists of a barn. The sub-area consists primarily of a large flat open field. There are long views into the wider countryside from within the sub-area. Overall, the sub-area has a strongly unspoilt rural character.
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Purpose (d) To preserve the setting and special character of historic towns

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