

Sub-area: **EA-05**

Location: North of East Peckham

Area (ha): 2.46

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, by mature hedgerows along a footpath to the east, by a stream to the south, and by the edge of the East Peckham built-up area to the west. Inner boundaries: west. Outer boundaries: north, east, south.



Looking south-west from the centre of the sub-area, showing the East Peckham built-up area behind an open field.



Looking north-east from the centre of the sub-area, showing a grassy field crossed by power lines.



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

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

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

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

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

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

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

Protects the openness of the countryside and is least covered by development	The sub-area is not covered by any built form. The sub-area consists of open fields. There are minor urbanising influences from powerlines and from views of residential development in the adjacent settlement. Overall, the sub-area has a strongly unspoilt rural character.
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Purpose (d) To preserve the setting and special character of historic towns

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

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

Strategic Assessment

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

Assessment of wider impact

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

The sub-area adjoins EA-06 to the south, EA-07 to the north-east, faces EA-08 across an area of Flood Zone 3 to the east, and adjoins the wider Green Belt to the north. The release of the sub-area in isolation would enclose EA-06, meaning its role in preventing sprawl would be diminished. The release of the sub-area in isolation would also create a very small 'island' of Green Belt to the west, formed from an area of Flood Zone 3. This would undermine the integrity of the wider Green Belt if not released alongside the sub-area. As the sub-area sits within an area of Green Belt which is effectively enclosed by Hale Street, East Peckham, and washed over development between the two settlements, its release in isolation would not bring new urbanising influences to the wider Green Belt beyond the immediate vicinity of the sub-area, and would not compromise significantly the wider Green Belt's role in safeguarding the openness of the countryside.

In combination with EA-06, the release of the sub-area would be consistent with the existing settlement form, being enclosed by the settlement edge. The removal of these two sub-areas in combination would in practice strengthen the role of the surrounding Green Belt to the north and east in preventing sprawl. If the two sub-areas were released in combination, areas of Flood Zone 3 to the west and south of the sub-area would also have to be released from the Green Belt, as otherwise these would produce an irregular Green Belt boundary and undermine the integrity of the wider Green Belt. As the sub-areas sit within an area of Green Belt which is effectively enclosed by Hale Street, East Peckham, and washed over development between the two settlements, their release in combination would not bring new urbanising influences to the wider Green Belt beyond their immediate vicinity, and would not compromise the wider Green Belt's role in safeguarding the openness of the countryside.

In combination with EA-07, the release of the sub-area would result in an irregular extension of East Peckham and would therefore impact the adjacent Green Belt's role with regards to preventing sprawl. However, as the sub-areas sit within an area of Green Belt which is effectively enclosed by Hale Street, East Peckham, and washed over development between the two settlements, and as the Green Belt to the west of EA-07 consists of urban uses, in practice the sub-areas' removal would not materially impact the wider Green Belt's openness, and would not impact the role of the wider Green Belt with regards to preventing sprawl beyond the immediate vicinity.

In combination with a wider cluster of sub-areas (EA-06, EA-07, EA-08 and HS-03), the release of the sub-area would result in a significant extension of East Peckham, causing it to merge with Hale Street. However, as the cluster sits within an area of Green Belt which is already effectively enclosed by Hale Street, East Peckham, and washed over development between the two settlements, the removal of the cluster would not constitute a disproportionate extension of development into previously undeveloped countryside, and would not be likely to significantly impact the wider Green Belt's role in safeguarding the countryside from encroachment. In addition, Church Lane to the north and Hale Street to the east provide prominent boundary features and barriers to additional sprawl, limiting the impact of the cluster's removal on the neighbouring Green Belt's role in preventing sprawl. The removal of the cluster would enclose two areas of Green Belt to the north and north-west, however as these areas are already significantly developed and consist of largely urban uses, this would not be likely to materially impact their sense of openness or their role in safeguarding the countryside. The removal of the cluster would produce a highly irregular boundary consisting of a long 'finger' and several small 'islands' of Green Belt formed by areas of Flood Zone 3 which would undermine the integrity of the wider Green Belt if not removed alongside the cluster.

Summary of wider assessment

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

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	The inner boundary is predominantly readily recognisable and likely to be permanent. The outer boundary is predominantly readily recognisable but not necessarily likely to be permanent. If the sub-area was released in isolation, the new Green Belt inner 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 combination with EA-06 as RC-005, and as part of a wider cluster (EA-05, EA-06, EA-07, EA-08, HS-03, and areas of Flood Zone 3) as RC-006.
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Recommended Area Map

Legend

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



Legend

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

0 130 m



Boundaries

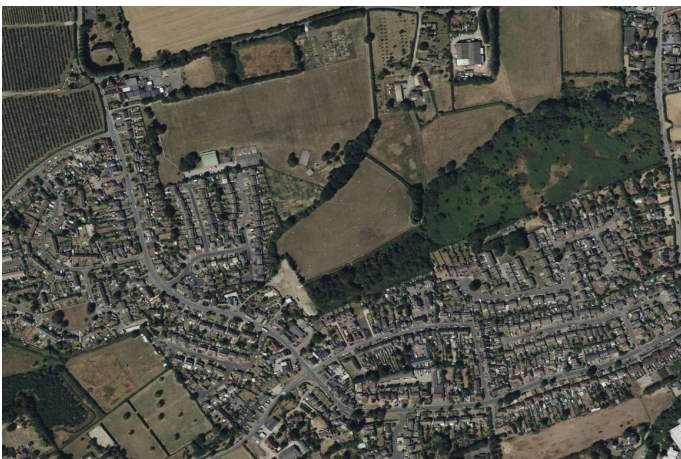
The sub-area is bounded by a stream to the north, by a mature tree line along a footpath to the east, and by the edge of the East Peckham built-up area to the south and west. Inner boundaries: south, west. Outer boundaries: north, east.



Looking into the sub-area from the eastern boundary, showing an area of woodland.



Looking towards the sub-area from the north across a small stream, the sub-area being the area of woodland to the left.



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

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

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

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

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

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

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

Protects the openness of the countryside and is least covered by development	The sub-area is not covered by any built form. The sub-area comprises an area of woodland. Overall, the sub-area has a strongly unspoilt rural character.
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Purpose (d) To preserve the setting and special character of historic towns

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

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

Strategic Assessment

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

Assessment of wider impact

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

The sub-area adjoins EA-05 to the north, and EA-08 to the east. The release of the sub-area in isolation would strengthen the role played by EA-05 and EA-08 in preventing sprawl. As the sub-area sits within an area of Green Belt which is effectively enclosed by Hale Street, East Peckham, and washed over development between the two settlements, its release in isolation would not bring significant new urbanising influences to the wider Green Belt beyond the immediate vicinity of the sub-area, and would not compromise the wider Green Belt's role in safeguarding the openness of the countryside.

In combination with EA-05, the release of the sub-area would be consistent with the existing settlement form, being enclosed by the settlement edge. The removal of these two sub-areas in combination would in practice strengthen the role of the surrounding Green Belt to the north and east in preventing sprawl. If the two sub-areas were released in combination, areas of Flood Zone 3 to the west and south of the sub-area would also have to be released from the Green Belt, as otherwise these would produce an irregular Green Belt boundary and undermine the integrity of the wider Green Belt. As the sub-areas sit within an area of Green Belt which is effectively enclosed by Hale Street, East Peckham, and washed over development between the two settlements, their release in combination would not bring new urbanising influences to the wider Green Belt beyond their immediate vicinity, and would not compromise the wider Green Belt's role in safeguarding the openness of the countryside.

In combination with EA-08, the release of the sub-area would be in keeping with existing development form, but would result in an extension of East Peckham to the north-east, causing it to nearly merge with Hale Street and resulting in a more significant perceived sprawl of East Peckham than the scale of the sub-areas alone would suggest. This would result in a more significant enclosure of a wider area of Green Belt to the north-west, between East Peckham and Hale Street, significantly diminishing its role in preventing sprawl and its role in safeguarding the openness of the countryside, consequently undermining the overall performance of the wider Green Belt in this regard.

In combination with a wider cluster of sub-areas (EA-05, EA-07, EA-08 and HS-03), the release of the sub-area would result in a significant extension of East Peckham, causing it to merge with Hale Street. However, as the cluster sits within an area of Green Belt which is already effectively enclosed by Hale Street, East Peckham, and washed over development between the two settlements, the removal of the cluster would not constitute a disproportionate extension of development into previously undeveloped countryside, and would not be likely to significantly impact the wider Green Belt's role in safeguarding the countryside from encroachment. In addition, Church Lane to the north and Hale Street to the east provide prominent boundary features and barriers to additional sprawl, limiting the impact of the cluster's removal on the neighbouring Green Belt's role in preventing sprawl. The removal of the cluster would enclose two areas of Green Belt to the north and north-west, however as these areas are already significantly developed and consist of largely urban uses, this would not be likely to materially impact their sense of openness or their role in safeguarding the countryside. The removal of the cluster would produce a highly irregular boundary consisting of a long 'finger' and several small 'islands' of Green Belt formed by areas of Flood Zone 3 which would undermine the integrity of the wider Green Belt if not removed alongside the cluster.

Summary of wider assessment

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

Boundary Assessment

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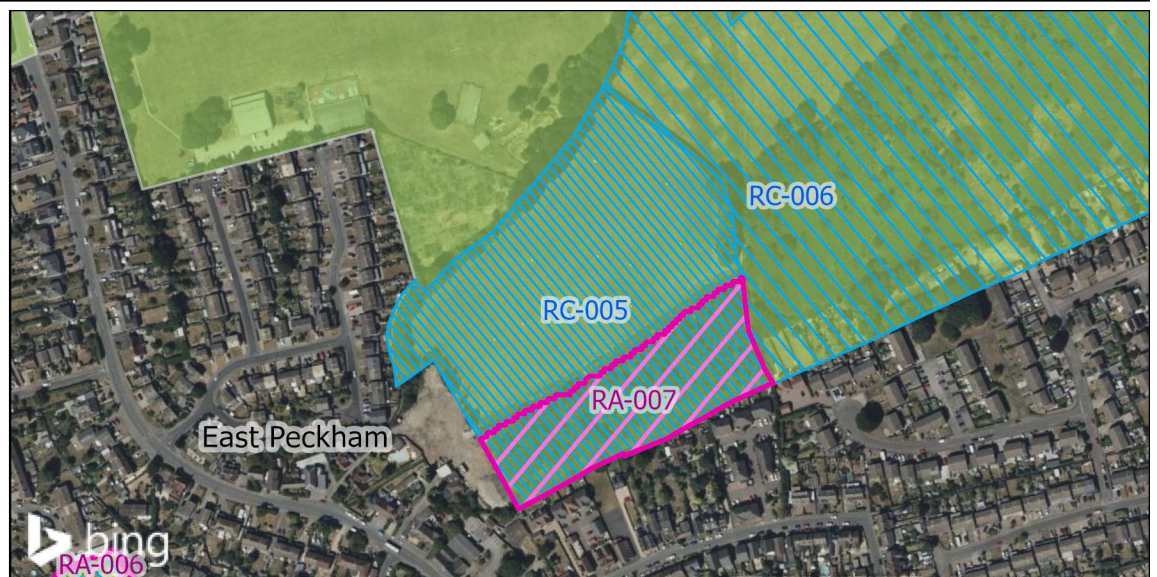
Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against the NPPF purposes, but makes a less important contribution to the wider Green Belt. Recommended for further consideration in isolation as RA-007, in combination with EA-05 as RC-005, and as part of a wider cluster (EA-05, EA-06, EA-07, EA-08, HS-03, and areas of Flood Zone 3) as RC-006.
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Recommended Area Map

Legend

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



Legend

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

0 200 m



Boundaries

The sub-area is bounded to the north by Church Lane and to the north-east by a driveway and hedgerow. To the east and south-east the sub-area boundary follows the edge of Flood Zone 3, following no discernible physical feature through an open field, broadly aligned with the edge of an area of woodland. To the south-west and west the sub-area boundary consists of hedgerows. Inner boundaries: none. Outer boundaries: north, east, south, west.



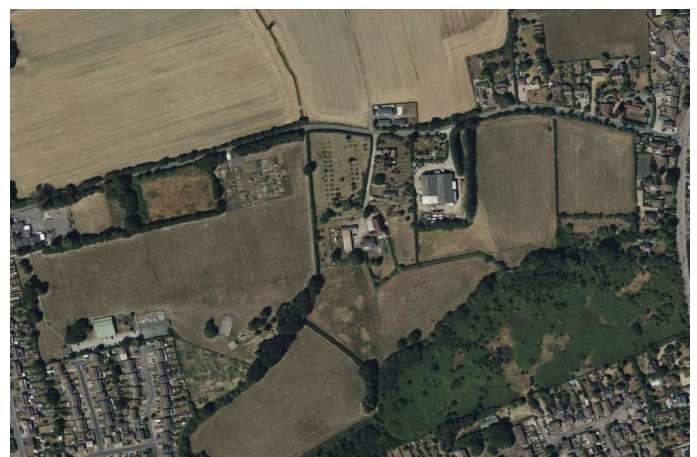
Looking north-east from the southern corner of the sub-area, showing an open field.



Looking north from the south-western boundary of the sub-area, showing an open field used for horse livery.



Looking east from the eastern boundary of the sub-area, showing an open field and residential property.



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

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

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

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

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

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

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

Protects the openness of the countryside and is least covered by development	Approximately 2% of the sub-area is covered by built form. Built form consists of a residential dwelling and minor structures associated with horse livery clustered towards the centre of the sub-area. The rest of the sub-area consists of open fields and a residential garden. There are urbanising influences from views into the nearby settlements of East Peckham and Hale Street, as well as from being overlooked by development within the wider Green Belt to the east. The sub-area has predominantly flat topography and is enclosed by development to the east, south and west, preventing any views into the wider countryside. Overall, the sub-area has a largely rural character.
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Purpose (d) To preserve the setting and special character of historic towns

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

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

Strategic Assessment

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

Assessment of wider impact

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

The sub-area adjoins EA-05 to the south-west and HS-03 to the north-east, faces HS-01 across Church Lane to the north, faces EA-08 across an area of Flood Zone 3 to the south-east, and adjoins wider Green Belt to the north-east and north-west. If the sub-area was released in isolation it would create a 'hole' in the Green Belt, undermining the wider Green Belt's integrity. The release of the sub-area would cause EA-05 and HA-03 to be contiguous with two built-up areas, and would bring an increased sense of enclosure to EA-08, diminishing their roles in preventing sprawl and safeguarding the countryside from encroachment. As the Green Belt immediately surrounding the sub-area includes allotments, playing fields, residential properties and light industry, the release of the sub-area is not likely to introduce significant new urbanising influences to the surrounding Green Belt as it already has a more developed, managed feel, and a reduced sense of openness.

In combination with EA-05, the release of the sub-area would result in an irregular extension of East Peckham and would therefore impact the adjacent Green Belt's role with regards to preventing sprawl. However, as the sub-areas sit within an area of Green Belt which is effectively enclosed by Hale Street, East Peckham, and washed over development between the two settlements, and as the Green Belt to the west consists of urban uses, in practice the sub-areas' removal would not materially impact the wider Green Belt's openness, and would not impact the role of the wider Green Belt with regards to preventing sprawl beyond the immediate vicinity.

In combination with HS-03, the release of the sub-area would constitute an irregular extension of Hale Street, enclosing EA-08 and an area of Green Belt on the south side of Church Lane and therefore undermining the wider Green Belt's role in safeguarding the countryside from encroachment. The release of the sub-areas would produce a highly irregular boundary to the Green Belt where the south boundary of both sub-areas follows the edge of Flood Zone 3. This would undermine the integrity of the wider Green Belt if the boundary was not aligned to more recognisable boundary features.

In combination with a wider cluster of sub-areas (EA-05, EA-06, EA-08 and HS-03), the release of the sub-area would result in a significant extension of East Peckham, causing it to merge with Hale Street. However, as the cluster sits within an area of Green Belt which is already effectively enclosed by Hale Street, East Peckham, and washed over development between the two settlements, the removal of the cluster would not constitute a disproportionate extension of development into previously undeveloped countryside, and would not be likely to significantly impact the wider Green Belt's role in safeguarding the countryside from encroachment. In addition, Church Lane to the north and Hale Street to the east provide prominent boundary features and barriers to additional sprawl, limiting the impact of the cluster's removal on the neighbouring Green Belt's role in preventing sprawl. The removal of the cluster would enclose two areas of Green Belt to the north and north-west, however as these areas are already significantly developed and consist of largely urban uses, this would not be likely to materially impact their sense of openness or their role in safeguarding the countryside. The removal of the cluster would produce a highly irregular boundary consisting of a long 'finger' and several small 'islands' of Green Belt formed by areas of Flood Zone 3 which would undermine the integrity of the wider Green Belt if not removed alongside the cluster.

Summary of wider assessment

Overall, the sub-area plays a less important role with respect to the Stage 1 parcel, but its release in isolation 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 not readily recognisable or necessarily likely to be permanent. If the sub-area was released, the new inner Green Belt boundary would not meet the NPPF definition of being readily recognisable and likely to be permanent. The new boundary would require strengthening.
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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. Recommended for further consideration as part of a wider cluster (EA-05, EA-06, EA-07, EA-08, HS-03, and areas of Flood Zone 3) as RC-006.
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Recommended Area Map

Legend

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



Legend

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

0 200 m



Boundaries

The sub-area is bounded by a watercourse and public footpath to the north. To the east the boundary follows the edge of Flood Zone 3, aligned with a minor watercourse and Hale Street. The boundary to the south cuts through residential gardens and follows the edge of the East Peckham settlement, and to the west the boundary follows a public footpath. Inner boundaries: south. Outer boundaries: north, east, west.



Looking north-east from the south-west corner of the sub-area, showing an area of woodland and scrub.



Looking south from the north boundary of the sub-area, showing an area of woodland and scrub.



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

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

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

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

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

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

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

Protects the openness of the countryside and is least covered by development	Approximately 6% of the sub-area is covered by built form. Built form consists of the backs of residential properties and minor associated buildings in residential gardens, concentrated along the southern boundary. The rest of the sub-area consists of scrub and woodland. There are minor urbanising influences to the south where the sub-area contains residential gardens associated with properties within the settlement, and the boundary between the settlement and Green Belt is poorly defined. Overall, the sub-area has a largely rural character.
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Purpose (d) To preserve the setting and special character of historic towns

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

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

Strategic Assessment

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

Assessment of wider impact

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

The sub-area adjoins EA-06 to the west, faces EA-05, EA-07 and HS-03 across an area of Flood Zone 3 to the north, west and north-west, and adjoins wider Green Belt to the east. The release of the sub-area in isolation would be in keeping with existing development form, but would result in an extension of East Peckham to the north-east, causing it to nearly merge with Hale Street and resulting in a more significant perceived sprawl of East Peckham than the scale of the sub-areas alone would suggest. This would result in a more significant enclosure of a wider area of Green Belt to the north-west, between East Peckham and Hale Street, significantly diminishing its role in preventing sprawl and its role in safeguarding the openness of the countryside, consequently undermining the overall performance of the wider Green Belt in this regard. The release of the sub-area would produce a highly irregular Green Belt boundary to the north-east where the sub-area boundary aligns with the edge of Flood Zone 3. If the sub-area was released, this would undermine the integrity of the wider Green Belt if the boundary was not regularised to align with more recognisable boundary features.

In combination with EA-06, the release of the sub-area would be in keeping with existing development form, however due to EA-06's small scale and its more enclosed location relative to the sub-area, the impacts of the release of the sub-area in combination with EA-06 would not be materially different from the release of the sub-area in isolation.

In combination with a wider cluster of sub-areas (EA-05, EA-06, EA-07 and HS-03), the release of the sub-area would result in a significant extension of East Peckham, causing it to merge with Hale Street. However, as the cluster sits within an area of Green Belt which is already effectively enclosed by Hale Street, East Peckham, and washed over development between the two settlements, the removal of the cluster would not constitute a disproportionate extension of development into previously undeveloped countryside, and would not be likely to significantly impact the wider Green Belt's role in safeguarding the countryside from encroachment. In addition, Church Lane to the north and Hale Street to the east provide prominent boundary features and barriers to additional sprawl, limiting the impact of the cluster's removal on the neighbouring Green Belt's role in preventing sprawl. The removal of the cluster would enclose two areas of Green Belt to the north and north-west, however as these areas are already significantly developed and consist of largely urban uses, this would not be likely to materially impact their sense of openness or their role in safeguarding the countryside. The removal of the cluster would produce a highly irregular boundary consisting of a long 'finger' and several small 'islands' of Green Belt formed by areas of Flood Zone 3 which would undermine the integrity of the wider Green Belt if not removed alongside the cluster.

Summary of wider assessment

Overall, the sub-area plays a less important role with respect to the Stage 1 parcel, but its release in isolation 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 not readily recognisable or necessarily likely to be permanent. Due to existing built form within the sub-area the edge of the settlement is poorly defined. The outer boundaries are partly readily recognisable and likely to be permanent, and partly not readily recognisable or necessarily likely to be permanent. If the sub-area was released the new inner Green Belt boundary would not meet the NPPF definition and would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs moderately against the NPPF purposes and makes a less important contribution to the wider Green Belt. Recommended for further consideration as part of a wider cluster (EA-05, EA-06, EA-07, EA-08, HS-03, and areas of Flood Zone 3) as RC-006.
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Recommended Area Map

Legend

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



Legend

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

0 160 m



Boundaries

The sub-area is bounded by Steers Place and an area of woodland to the north, by a mature tree line to the east, by the regular backs of properties within the Hadlow settlement area to the south, and by Carpenters Lane and Steers Place to the west. Inner boundaries: south. Outer boundaries: north, east, west.



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



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



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



Looking east from within the west 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. The sub-area consists of a flat, open field. There are urbanising influences from direct physical and visual connection to the neighbouring built-up area without any screening from boundary features, although patches of scrub and dispersed trees within the sub-area limit views into the settlement from the north and north-east parts of the sub-area. The sub-area also has a sense of enclosure from washed-over development and urban uses in the Green Belt to the north, east and west, although the overall impact of this is limited by treelines which disrupt views of neighbouring development. Overall, the sub-area has a strongly unspoilt rural character.
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Purpose (d) To preserve the setting and special character of historic towns

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

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

Strategic Assessment

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

Assessment of wider impact

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

The sub-area adjoins HAD-02 to the south-east, HAD-03 to the north-east, and the wider Green Belt to the north and west. The release of the sub-area in isolation would enclose HAD-02, diminishing its role with respect to preventing sprawl and preserving the openness of the countryside. However, as HAD-02 consists of urban uses, it is already less open in character, so the removal of the sub-area is not likely to significantly undermine the wider Green Belt's role in this regard. The removal of the sub-area would impact the role of the Green Belt to the north and west with regard to preventing sprawl as it would now be located at the settlement edge. Due to development in the Green Belt along Carpenters Lane and Steers Place to the north and west, the removal of the sub-area is not likely to bring significant new urbanising influences to the wider Green Belt in these directions, or significantly impact the wider Green Belt's overall role with respect to purpose (c).

The removal of the sub-area in combination with HAD-02 would be in keeping with existing development form and would round off the settlement edge. As HAD-02 is already urban in character due to its use as a recreation ground, its removal alongside the sub-area is not likely to bring significant new urbanising influences to the wider Green Belt, or undermine the wider Green Belt's sense of openness.

The removal of the sub-area in combination with HAD-03 would be a disproportionate extension of Hadlow and would constitute an irregular pattern development. the removal of the sub-area and HAD-03 would fully enclose HAD-02, creating an 'island' of Green Belt within Hadlow which would undermine the integrity of the wider Green Belt and would threaten the wider Green Belt's role in preventing sprawl. The release of the sub-area in combination with HAD-03 would significantly impact the role played by the wider Green Belt to the north, east and west in preventing sprawl as it would now be located at the settlement edge. The removal of the sub-areas would also bring new urbanising influences to the Green Belt to the north, diminishing the Green Belt's openness and performance with regard to purpose (c).

In combination with a wider cluster of sub-areas (HAD-02, HAD-03, HAD-04 and HAD-06), the release of the sub-area would result in a disproportionate sprawl of Hadlow, undermining the Green Belt's overall role in preventing sprawl. The removal of the cluster would impact the role of the surrounding Green Belt to the north, east and west in safeguarding against urban encroachment, preventing sprawl and maintaining openness as it would now be located at the settlement edge.

Summary of wider assessment

Overall, the sub-area plays an important role with respect to the Stage 1 parcel, but its release in combination with HAD-02 is unlikely to significantly impact the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	The inner boundaries of the sub-area are readily recognisable and likely to be permanent. The outer boundaries are predominantly readily recognisable but are not necessarily likely to be permanent. If the sub-area was released in isolation or in combination with HAD-02, the new inner Green Belt boundary would not meet the NPPF purposes. 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 combination with HAD-02 as RC-007.
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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 an area of woodland to the north, by a tree line along the regular backs of properties within the Hadlow built-up area to the east, by the edge of the settlement area to the south, and by a mature tree line to the west. Inner boundaries: east, south. Outer boundaries: north, west.



Looking north from within the sub-area, showing managed playing fields.



Looking west from the east of the sub-area, showing playing fields and sports facilities



Looking south from the north of the sub-area, showing managed playing fields and sports facilities.



Looking east from the south-west of the sub-area, showing sports facilities and associated car parking.

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

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

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

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

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

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

Protects the openness of the countryside and is least covered by development	Approximately 1% of the sub-area is covered by built form. Built form consists of a village hall and sports facilities. The sub-area comprises predominantly of an open playing field with areas of playground equipment and hardstanding sports pitches. There are significant urbanising influences from built form and uses within the sub-area as well as views of residential development in the surrounding urban area. The use of the sub-area as a community centre and sports fields contributes to a more urban managed feel. 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 P18	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	5	3	0
	NO	0			

Assessment of wider impact

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

The sub-area adjoins HAD-01 to the west and HAD-03 to the north. The release of the sub-area in isolation would be consistent with the existing settlement form, would not cause perception of urban sprawl, and would result in only limited additional urbanising influences because it already consists of urban land uses. Due to the presence of washed over development within the Green Belt to the north of HAD-01, however, the release of the sub-area in isolation would effectively enclose HAD-01, diminishing its role in preventing sprawl.

The release of the sub-area in combination with HAD-01 would be in keeping with existing development form and would round off the settlement edge. The removal of the sub-area in combination with HAD-01 would impact the role of the Green Belt to the north and west with regard to preventing sprawl as it would now be located at the settlement edge. However, due to development in the Green Belt along Carpenters Lane and Steers Place to the north and west, the removal of the sub-area is not likely to bring significant new urbanising influences to the wider Green Belt in these directions, or significantly impact the wider Green Belt's overall role with respect to purpose (c).

The release of the sub-area in combination with HAD-03 would constitute an irregular extension of Hadlow and would undermine the wider Green Belt's role in safeguarding the countryside from encroachment. In addition, the removal of the sub-areas would bring a sense of enclosure to HAD-01 due to the presence of washed over residential development in the Green Belt along Carpenters Lane and Steers Place to the north and west. the removal of the sub-areas would therefore undermine the surrounding Green Belt's roles in preventing sprawl and maintaining openness. Due to the presence of washed over development along Tonbridge Road (A26) to the east of HAD-03, new urbanising influences introduced as a result of the removal of the sub-areas would have a lesser impact on the sense of openness of the wider Green Belt in this direction.

In combination with a wider cluster of sub-areas (HAD-01, HAD-03, HAD-04 and HAD-06), the release of the sub-area would result in a disproportionate sprawl of Hadlow, undermining the Green Belt's overall role in preventing sprawl. The removal of the cluster would impact the role of the surrounding Green Belt to the north, east and west in safeguarding against urban encroachment, preventing sprawl and maintaining openness as it would now be located at the settlement edge.

Summary of wider assessment

Overall, the sub-area plays a less important role with respect to the Stage 1 parcel, and its release in isolation or in combination with HAD-01 is unlikely to harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	The inner boundaries of the sub-area are readily recognisable and likely to be permanent. The outer boundary is predominantly readily recognisable but is not necessarily likely to be permanent. If the sub-area was released, the new inner Green Belt boundary would be readily recognisable but not necessarily likely to be permanent. 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-008, and in combination with HAD-01 as RC-007.
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Recommended Area Map

Legend

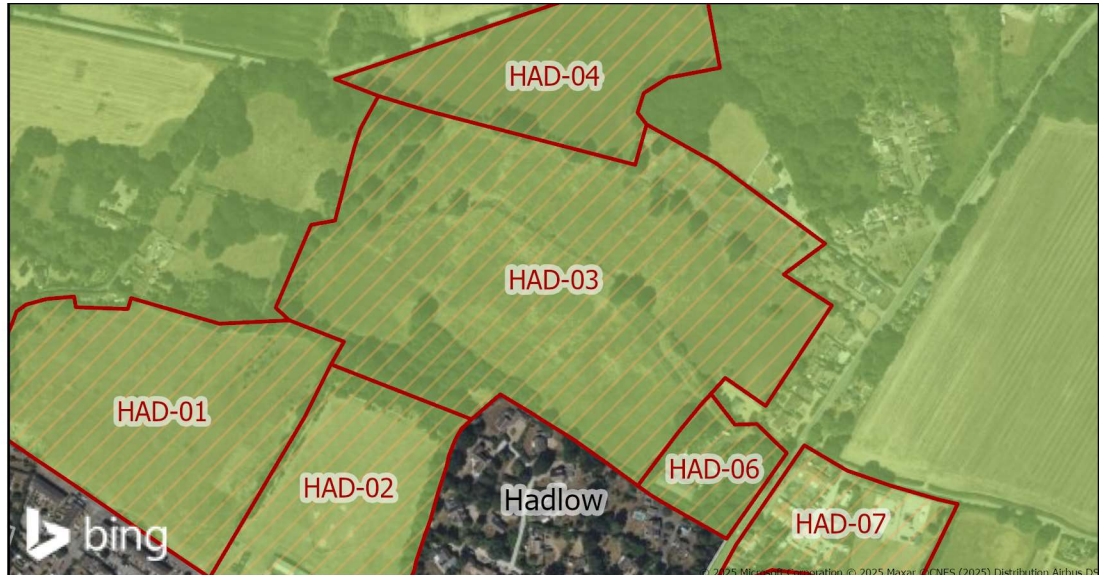
-  Recommended Areas
-  Recommended in Combination
-  Settlements
-  Local Authority Boundaries
-  Tonbridge & Malling Green Belt
-  Neighbouring Green Belt



Legend

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

0 230 m



Boundaries

The sub-area is bounded by mature and dispersed tree lines to the north, by the regular backs of properties along the A26 (Tonbridge Road) to the east, and by mature tree lines to the south and west. Inner boundaries: south (part). Outer boundaries: north, east, south (part), west.



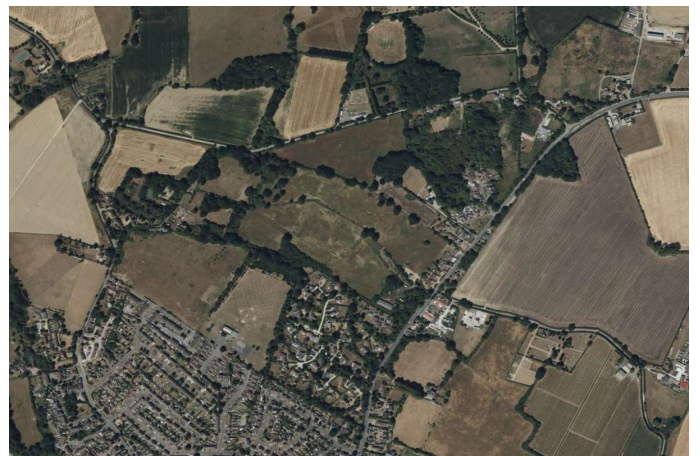
Looking north from the southern boundary of the sub-area, showing open fields



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



Looking west from the north-eastern boundary of the sub-area, showing open 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)	0	5	0
	NO	0			

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

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

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

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

Protects the openness of the countryside and is least covered by development	The sub-area is not covered by any built form. The sub-area is comprised of open fields. There are minor urbanising influences from the surrounding built-up area which are accentuated by the topography of the sub-area which rises towards the centre of the sub-area, restricting views into the wider countryside from the built-up area, and providing views into the built-up 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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