

Legend

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

0 100 m



Boundaries

The sub-area is bounded by the edge of residential properties to the north, east and south, along Chapel Close, Chapel Street and The Street respectively. To the west, the sub-area is bounded by a dispersed tree line. Inner boundaries: north, east, south. Outer boundaries: west.



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



Looking north from the south-eastern corner of the sub-area, showing an open field through a residential garden.



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



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	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. Due to the surrounding residential uses and trees along the western boundary, the sub-area has a strong sense of enclosure, and has limited visual connections to the wider countryside. The residential properties bordering the north, east and south boundaries provide strong urbanising influences. 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 performs strongly against the purposes overall. The sub-area does not meet purposes (a), (b) or (d) and performs strongly against purpose (c).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel P2	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	5	4	0
	NO	0			

Assessment of wider impact

At a more granular level, the sub-area performs similarly against purposes (a) and (d), more weakly against purpose (b) and more strongly against purpose (c) compared to the Stage 1 parcel. The sub-area performs a less important role against purpose (b) as it is much smaller than the Stage 1 parcel and is enclosed by the settlement of Ryarsh, therefore not forming a significant part of the gap between any two towns. The sub-area performs more strongly against purpose (c) as it is not covered by any development and therefore has a more open and rural character than the larger Stage 1 parcel.

The sub-area adjoins RY-02 to the west, and the wider Green Belt to the south-west. The release of the sub-area in isolation would be in keeping with existing development form as it is already enclosed by the settlement of Ryarsh to the north, east and south. The sub-area's removal would therefore not significantly impact the wider Green Belt's role with regards to safeguarding the countryside from encroachment. As the sub-area is enclosed by existing development, including withing the Green Belt to the south-west, its release in isolation is not likely to bring significant new urbanising influences to the wider Green Belt, and is not likely to undermine the wider Green Belt's sense of openness.

In combination with RY-02, the removal of the sub-area would constitute a disproportionate extension of Ryarsh, undermining the performance of the wider Green Belt with regard to safeguarding the countryside from encroachment and giving the wider Green Belt to the north, south and west a stronger role in preventing sprawl as it would now be located at the settlement edge. This would represent the introduction of development into previously undeveloped countryside, bringing new urbanising influences to the Green Belt to the north-west and west in particular, undermining the wider Green Belt's sense of openness and diminishing the performance of the surrounding Green Belt with regard to safeguarding the countryside from encroachment.

Summary of wider assessment

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

Boundary Assessment

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

Sub-area category & recommendation	The sub-area performs strongly against the NPPF purposes but makes a less important contribution to the wider Green Belt. Recommended for further consideration in isolation as RA-026.
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Recommended Area Map

Legend

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



Legend

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

0 200 m



Boundaries

The sub-area is bounded by a mature tree line, the edge of Flood Zone 3 and a mature hedgerow to the north-east, by the edge of a mature woodland to the south-east, by a mature tree line along the M20 to the south, by a mature hedgerow along Old School Lane to the west and by the regular backs of residential properties and gardens along Old School Lane to the north-west. Inner boundary: north-west. Outer boundary: north-east, south-east, south and west.



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



Looking north-east from the south-western corner of the sub-area across an open grazing 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	4	0
	NO	0			

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

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

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

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

Protects the openness of the countryside and is least covered by development	NOTE: Unable to access the interior of the sub-area. This assessment has been completed largely from aerial photography. Less than 1% of the sub-area is covered by built form. The built form consists of buildings ancillary to agricultural use in the north-east of the sub-area. The majority of the sub-area consists of an arable field. The sub-area has a flat topography, and the lack of prominent boundary features to the north allows for longer-distance views towards the wider countryside to the north-east. To the south and south-west, mature woodland and the M20 motorway bring a sense of enclosure, limiting views to the wider countryside in these directions. There are urbanising influences from adjoining residential properties to the west and from views into the settlement of Ryarsh to the north-west. Overall, the sub-area has a strongly rural character.
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Purpose (d) To preserve the setting and special character of historic towns

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

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

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel P2	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	5	4	0
	NO	0			

Assessment of wider impact

At a more granular level, the sub-area performs more similarly against purposes (a), (c) and (d), and performs more weakly against purpose (b) compared to the Stage 1 parcel. The sub-area performs a less important role against purpose (b) as it is much smaller than the Stage 1 parcel and therefore does not form a significant part of the gap between any two towns.

The sub-area does not adjoin any other sub-areas, and adjoins wider Green Belt to the north-east, east, south and west. The release of the sub-area would constitute a disproportionate and irregular extension of the settlement of Ryarsh, impacting the performance of the wider Green Belt with regards to preventing sprawl. The removal of the sub-area would also impact the performance of the surrounding Green Belt in preventing sprawl, although the presence of the M20 to the south which forms a prominent barrier to further sprawl would partially mitigate this impact. However, as the sub-area adjoins an area of washed-over development to the west, its removal would amount to a greater perceptual degree of sprawl from Ryarsh than the physical scale of the sub-area alone would suggest, and would undermine the wider Green Belt's role in safeguarding the countryside from encroachment. The release of the sub-area would also bring new urbanising influences to the Green Belt to the north-east and east, diminishing this area's openness and performance against purpose (c) due to the strong visual connection between this area and the sub-area.

Summary of wider assessment

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

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

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

0 130 m



Boundaries

The sub-area is bounded by an embankment and mature tree line to the north, mature tree line to the east, mature tree line to the south and a private road (Sandhole) to the west. Inner boundaries: north and east. Outer boundaries: south and west.



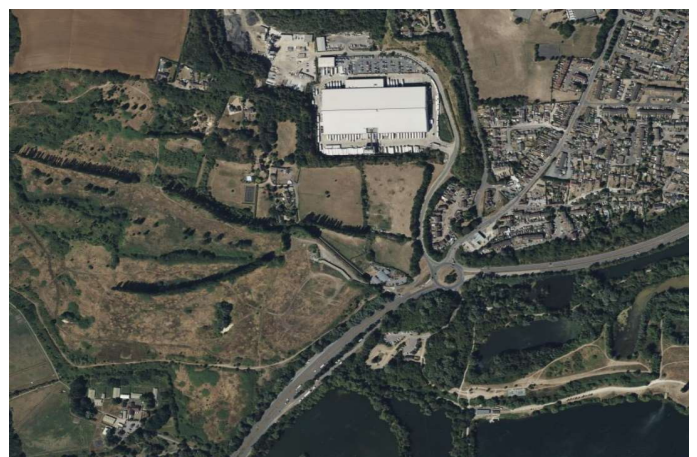
Looking south-east from the north-western corner of the sub-area with views of pasture and mature tree line



Looking north-east from the western boundary with views of pasture and mature tree line



Looking north-east from the south-western corner of sub-area with views of pasture, embankment and mature tree line



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

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

Sub-area scores	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	1	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	The sub-area forms a less essential part of the gap between Snodland and the Medway Gap urban area. It is judged that the gap is of sufficient scale that the release of the sub-area would not result in physical or perceptual merging between neighbouring towns.
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Purpose (c) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Less than 1% of the sub-area is covered by built form. Built form consists of several minor agricultural buildings to the south-east. The sub-area comprises of open fields, with a gentle, rising topography to the north. The sub-area is enclosed by the mature tree lines to the north, east and south, severing any visual connection to the wider countryside and resulting in a sense of enclosure. There are slight urbanising influences from the presence of residential properties in the Green Belt to the west of 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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Summary of assessment of sub-area against NPPF purposes (a) - (d)

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

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel P1	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	3	3	0
	NO	0			

Assessment of wider impact

At a more granular level, the sub-area performs a similar role 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 more weakly against purpose (b) due to its much smaller size when compared to the Stage 1 parcel, thus causing it to form a much smaller part of the gap between towns. The sub-area performs more strongly against purpose (c) as it is overall much less covered by development than the wider Stage 1 parcel, giving it a more rural character.

The sub-area adjoins SN-02 to the south, and wider Green Belt to the west. As the sub-area is already significantly enclosed by the settlement of Snodland, its removal in isolation would be in keeping with existing development form and would not amount to sprawl of development into the countryside. The release of the sub-area is therefore not likely to materially alter the role played by SN-02 or the wider Green Belt in preventing sprawl. As the sub-area has limited visual connection to the wider countryside, its removal is also not likely to introduce new urbanising influences to the surrounding Green Belt, or diminish the wider Green Belt's overall sense of openness.

In combination with SN-02, the release of the sub-area would be in keeping with existing development form and would not amount to disproportionate sprawl of the settlement into the countryside, although the wider Green Belt to the west would now have a stronger role in safeguarding the countryside from encroachment as it would now be located at the settlement edge. The release of the sub-areas in combination would introduce additional urbanising influences to the Green Belt to the west, impacting the Green Belt's overall sense of openness, as the private road (Sandhole) forming the western boundary of SN-02 would not provide a significant visual buffer between the settlement and the countryside. The release of the sub-area in combination with SN-02 would result in a narrow strip of Green Belt to the south-east. However, this would not significantly undermine the overall integrity of the Green Belt because it would not be enclosed by development, rather resulting from the edge of the Green Belt in this location.

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 SN-02 is unlikely to significantly harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	The inner boundary is readily recognisable but not necessarily likely to be permanent. The outer boundary is not predominantly readily recognisable or necessarily likely to be permanent. If the sub-area was released in isolation or in combination with SN-02, 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-027, and in combination with SN-02 as RC-009.
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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 mature tree line to the north, north-east and east, and a private road (Sandhole) to the south and south-west. Inner boundaries: north-east. Outer boundaries: north, east, south, south-west.



Looking east from the western boundary, showing a veterinary practice and car park



Looking north-east from the western boundary with views of pasture and mature tree line



Looking north from the southern boundary of the sub-area with views of veterinary practice, car park and mature tree line



Looking north-west from south-eastern corner with views of pasture and mature tree line

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

Sub-area scores	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	1	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	The sub-area forms a less essential part of the gap between Snodland and the Medway Gap urban area. It is judged that the gap is of sufficient scale that the release of the sub-area would not result in physical or perceptual merging between neighbouring towns.				
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Purpose (c) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Approximately 7% of the sub-area is covered by built form. The built form consists of a veterinary practice. The remainder of the sub-area consists of hardstanding and fields used as a dog training centre. The sub-area has a gentle, rising topography to the north. 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 meets the purposes weakly overall. The sub-area performs weakly against purposes (b) and (c), and does not meet purposes (a) or (d).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel P1	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	3	3	0
	NO	0			

Assessment of wider impact

At a more granular level, the sub-area performs more weakly against purposes (b) and (c), and performs a similar role against purposes (a) and (d) compared to the Stage 1 parcel. The sub-area performs more weakly against purpose (b) due to its much smaller size when compared to the Stage 1 parcel, thus causing it to form a much smaller part of the gap between towns. The sub-area performs more weakly against purpose (c) as it contains significant development, and thus has a much less rural character than the wider Stage 1 parcel which contains more open countryside.

The sub-area adjoins SN-01 to the north, and wider Green Belt to the south-east, south and west. The release of the sub-area in isolation would constitute an irregular extension of the settlement of Snodland, diminishing the wider Green Belt's overall role in safeguarding the countryside and preventing sprawl. The release of the sub-area would also enclose SN-01, significantly diminishing its role in preventing sprawl and its sense of openness. The release of the sub-area would give the wider Green Belt to the west a stronger role in safeguarding the countryside from encroachment as it would now be located at the settlement edge. The release of the sub-area would also introduce new urbanising influences to the Green Belt to the west, impacting its overall sense of openness, as the private road (Sandhole) forming the sub-area's western boundary would not provide a significant visual buffer between the settlement and the countryside. However, as the sub-area already contains development, the overall impact of its removal on the surrounding Green Belt's openness and performance against purpose (c) is not likely to be significant. The release of the sub-area would result in a narrow strip of Green Belt to the south-east. However, this would not significantly undermine the overall integrity of the Green Belt because it would not be enclosed by development, rather resulting from the edge of the Green Belt in this location.

In combination with SN-01, the release of the sub-area would be in keeping with existing development form and would not amount to disproportionate sprawl of the settlement into the countryside. As the sub-area already contains development, and SN-01 is adjoined by development within the Green Belt to the west, the release of the sub-areas in combination is not likely to introduce significant new urbanising influences to the wider Green Belt.

Summary of wider assessment

Overall, the sub-area plays an important role with respect to the Stage 1 parcel, but its release in isolation or in combination with SN-01 is unlikely to significantly harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	The inner boundary is readily recognisable and likely to be permanent. The outer boundary is predominantly readily recognisable, but is predominantly not necessarily likely to be permanent. If the sub-area was released in isolation or in combination with SN-01, the new inner Green Belt boundary would not meet the NPPF definition. The new boundary would require strengthening.
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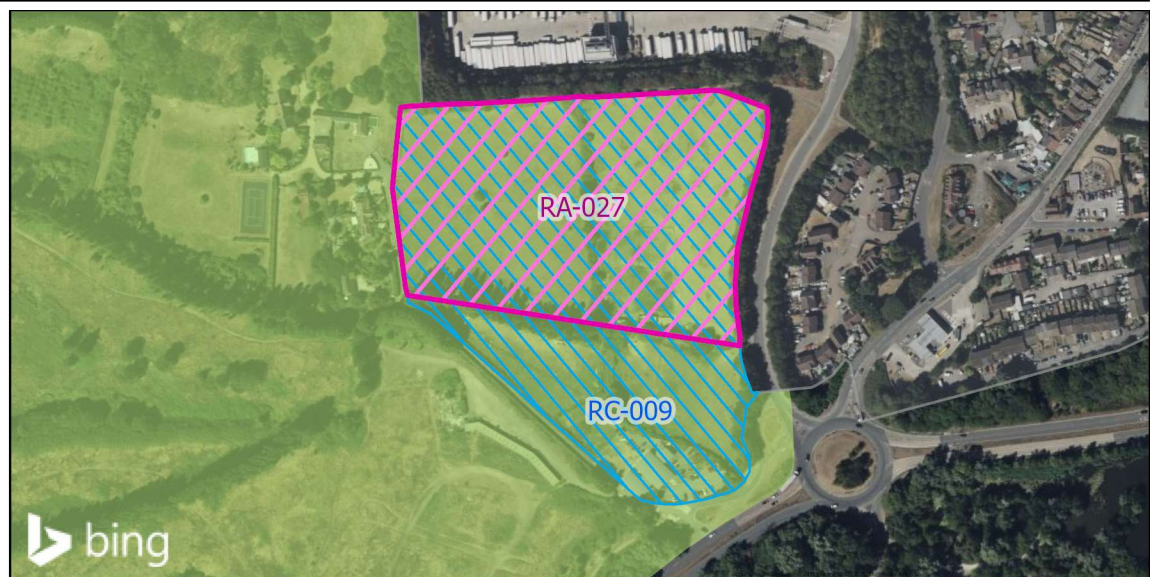
Categorisation & Recommendation

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 combination with SN-01 as RC-009.
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Recommended Area Map

Legend

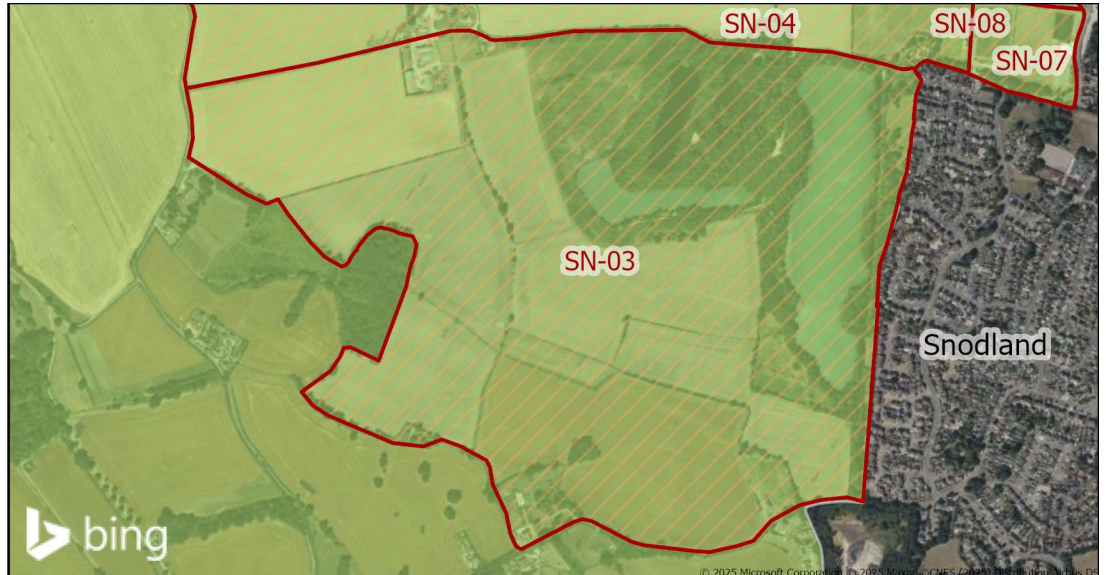
-  Recommended Areas
-  Recommended in Combination
-  Settlements
-  Local Authority Boundaries
-  Tonbridge & Malling Green Belt
-  Neighbouring Green Belt



Legend

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

0 500 m



Boundaries

The sub-area is bounded by Paddlesworth Road to the north, existing development to the East, Snodland Road to the south, dispersed tree line and woodland to the south-west and Stangate Road to the west. Inner boundary: east and south. Outer boundary: north, south, south-west and west.



Looking south-east (towards Snodland) from centre with views of agricultural fields, tree line and wider countryside



Looking north-west from centre with views of agricultural field, farm buildings and wider countryside



Looking north from south-eastern corner with views of agricultural field and hedgerow



Looking west from centre of northern boundary with views of farm buildings, church and wider countryside

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

Sub-area scores	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	0	4	0
	NO	0			

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

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

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

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	Due to the scale of the gap between Snodland 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 1% of the sub-area is covered by built form. The built form consists of farm buildings and a church in the north, farm buildings in the south-eastern corner and a large residential property in the south-western corner. The remainder of the sub-area consists predominantly of large and open agricultural fields, with an area of residential garden to the south-west. There are additionally four lakes to the north-east of the sub-area, surrounded by areas of woodland and scrub. The sub-area's topography features a gently rising slope towards the north-west, allowing for long views towards the settlement to the north-east and south-east, and views of the wider countryside to the south and north-west. Visual and perceptual connections between the sub-area and Snodland are reduced by the presence of mature tree lines and areas of woodland to the east and a slight topographical depression around Pollard Lake. Overall, the sub-area has a strongly rural character.
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Purpose (d) To preserve the setting and special character of historic towns

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

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

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel P1 / P2	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	P1: 3 P2: 5	P1: 3 P2: 4	0
	NO	0			

Assessment of wider impact

The sub-area sits across two different Stage 1 parcels; the eastern part of the sub-area sits within parcel P1, while the western part sits with parcel P2. At a more granular level, the sub-area performs similarly against purposes (a) and (d) compared to both Stage 1 parcels, and performs more weakly against purpose (b) compared to both Stage 1 parcels. The sub-area performs more strongly against purpose (c) compared to Stage 1 parcel P1, and performs a similar role against purpose (c) compared to Stage 1 parcel P2. The parcel performs more strongly against purpose (c) compared to Stage 1 parcel P1 as it is overall much less covered by development and has a more rural character compared to P1, which covers the area immediately surrounding the town of Snodland and thus has a less open and rural character. The sub-area performs more weakly against purpose (b) compared to both Stage 1 parcels as it is located to the west of Snodland, and thus does not meaningfully contribute to any gap between Snodland and any other town, whereas both Stage 1 parcels include significant land within the gaps between Snodland and other towns towards the south.

The sub-area adjoins SN-04 to the north, and the wider Green Belt to the south and west. The release of the sub-area in isolation would constitute irregular and disproportionate sprawl of Snodland and would represent a significant encroachment of development into previously undeveloped countryside. This would undermine the overall openness of the wider Green Belt, and would strengthen the role played by SN-04 and the wider Green Belt to the west in preventing sprawl as it would now be located on the settlement edge. The release of the sub-area would additionally bring significant new urbanising influences to the wider Green Belt, particularly to the north-west, including SN-04, and to the south, as the topography of the sub-area would make any development highly visible in these directions, contributing to an overall reduction in the surrounding Green Belt's sense of openness and its performance against purpose (c).

The release of the sub-area in combination with SN-04 would constitute irregular and disproportionate sprawl of the town of Snodland, giving the wider Green Belt to the south, west and north, including SN-05, a much stronger role in preventing sprawl. The release of the sub-areas would enclose SN-07 and SN-08, however as these sub-areas already predominantly consist of urban uses, this would not significantly impact their sense of openness or their role in preventing sprawl. Due to the undulating topography of the sub-areas, their removal in combination is likely to significantly impact the performance of the wider Green Belt to the south-east, south and west against purpose (c) by introducing significant urbanising influences that would be visible from further afield. These would be particularly impactful on the Green Belt to the west, as low hedgerows along Birling Hill and Stangate Road would only provide limited visual screening of development within the sub-areas.

In combination with a wider cluster of sub-areas (SN-04, SN-05, SN-06, SN-07 and SN-08), the release of the sub-area would constitute significant and disproportionate sprawl of the town of Snodland, being a significant extension of development into previously undeveloped countryside. Due to the undulating terrain of the cluster, which largely rises towards the north, development within the cluster would be visible from further afield to the south and west, bringing significant new urbanising influences to the wider Green Belt, diminishing the wider Green Belt's overall openness.

Summary of wider assessment

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

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	The inner boundary is readily recognisable but not necessarily likely to be permanent. The outer boundary is partially readily recognisable and likely to be permanent, and partly 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 and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Legend

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

0 430 m



Boundaries

The sub-area is bounded by a mature tree line and the edge of a woodland to the north, by a mature hedgerow to the east, by the regular edge of built form to the south-east, by Paddlesworth Road to the south and by Birling Hill to the west. Inner boundary: part south. Outer boundary: north, east, part south and west.



Looking south-east from the northern boundary of the sub-area onto an agricultural field and Snodland



Looking west from the northern boundary of the sub-area onto an agricultural field



Looking south-east from the western boundary of the sub-area onto an agricultural field



Looking north-east from the southern boundary of the sub-area onto an agricultural field and dispersed trees

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

Sub-area scores	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	0	4	0
	NO	0			

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

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

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

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

Protects the openness of the countryside and is least covered by development	Less than 1% of the sub-area is covered by built form. The built form is dispersed across the sub-area, and consists largely of residential buildings, as well as a farm and associated outbuildings on the southern boundary, and a bowling green to the east. The majority of the sub-area consists of open agricultural fields with rising topography towards the north-west which allows for long views into the wider countryside to the east, south-east and south. The presence of a bowling green, residential properties, and playing fields in the east of the sub-area contributes to a more urban, managed character in this part of the sub-area. Overall, the sub-area has a strongly rural character.
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Purpose (d) To preserve the setting and special character of historic towns

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

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

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel P2	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	5	4	0
	NO	0			

Assessment of wider impact

At a more granular level, the sub-area performs a similar role against purposes (a), (c) and (d) compared to the Stage 1 parcel, and performs a weaker role against purpose (b). The sub-area performs a weaker role against purpose (b) as it is located to the north-west of Snodland, and thus does not meaningfully contribute to any gap between Snodland and any other town, whereas the Stage 1 parcel includes significant land between Snodland and other towns towards the south.

The sub-area adjoins SN-05 to the north, SN-07 and SN-08 to the east, SN-03 to the south, and wider Green Belt to the west. The release of the sub-area in isolation would represent a significant irregular sprawl of the settlement of Snodland, and would represent a significant encroachment of development into previously undeveloped countryside. This would strengthen the role played by the wider Green Belt to the west in preventing sprawl as it would now be located on the settlement edge. The release of the sub-area would enclose SN-07 and SN-08, however as these sub-areas already predominantly consist of urban uses, this would not significantly impact their sense of openness or their role in preventing sprawl. The release of the sub-area would also bring an increased sense of enclosure to SN-03, diminishing its role in preventing sprawl and reducing its sense of openness. The release of the sub-area would also bring further new urbanising influences to the western parts of SN-03 and SN-05, impacting their performance against purpose (c). Due to the topography of the sub-area, which ascends towards the north-west, development within the sub-area would be highly visible to the south and south-west, and the release of the sub-area would therefore introduce significant new urbanising influences to the wider Green Belt in these directions, impacting on the wider Green Belt's overall openness. Due to the more urban, managed character of the eastern part of the sub-area, its removal would not have as significant an impact on the wider Green Belt's openness, and would not result in as significant urbanising influences being brought to the wider Green Belt.

The release of the sub-area in combination with SN-03 or SN-05 would constitute irregular and disproportionate sprawl of the town of Snodland, giving the wider Green Belt to the south, west and north, a much stronger role in preventing sprawl. The release of the sub-area in combination with SN-05 would fully enclose SN-07 and SN-08, creating an 'island' of Green Belt that would undermine the integrity of the wider Green Belt if not also removed. Due to the undulating topography of the sub-areas, the release of the sub-area in combination with either SN-03 or SN-05 is likely to significantly impact the performance of the wider Green Belt to the south and west against purpose (c) by introducing significant urbanising influences that would be visible from further afield. These would be particularly impactful on the Green Belt to the west, as low hedgerows along Birling Hill, Stangate Road, and Pilgrims Way would only provide limited visual screening of development within the sub-areas.

As both SN-07 and SN-08 already have a more developed character and thus play a reduced role in preventing sprawl or maintaining the openness of the countryside, the release of the sub-area in combination with either SN-07 or SN-08 would not result in any further significant impacts to the wider Green Belt's openness or role in preventing sprawl. The sub-area's removal in combination with SN-08 would however result in the complete enclosure of SN-07, creating an 'island' of Green Belt that would undermine the integrity of the wider Green Belt if not also removed.

In combination with a wider cluster of sub-areas (SN-03, SN-05, SN-06, SN-07 and SN-08), the release of the sub-area would constitute significant and disproportionate sprawl of the town of Snodland, being a significant extension of development into previously undeveloped countryside. Due to the undulating terrain of the cluster, which largely rises towards the north, development within the cluster would be visible from further afield to the south and west, bringing significant new urbanising influences to the wider Green Belt, diminishing the wider Green Belt's overall openness.

Summary of wider assessment

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

Boundary Assessment

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

Sub-area category & recommendation	The sub-area performs strongly against the NPPF purposes but makes a partly less important contribution to the wider Green Belt. Part recommended for further consideration in combination with SN-07 and SN-08 as RC-010.
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Recommended Area Map

Legend

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



Legend

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

0 460 m



Boundaries

The sub-area is bounded by Ladds Lane to the north, by the regular backs of residential properties and gardens along Lambe Close, Crossfield Walk, Booth Close, Poynder Drive, Alisander Close and Poynder Drive to the south-east, by the regular backs of residential properties and gardens along Poynder Drive and a mature tree line to the east, by the edge of a mature woodland and a mature tree line to the south and by Pilgrims Way to the west. Inner boundary: south-east and south. Outer boundary: north, south and west.



Looking south-east from the centre of the northern boundary onto a fence and woodland



Looking east from the western boundary of the sub-area onto an agricultural field and long views into the wider countryside



Looking south from the northern boundary onto shrubland



Looking south-east from the north-western corner of the sub-area onto an agricultural field

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

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

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

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

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

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

Protects the openness of the countryside and is least covered by development	The sub-area is not covered by any built form. The majority of the sub-area consists of a disused quarry, with significant areas of woodland and scrub, and an agricultural field in the west. The nominally industrial character of the quarry does not impact the rural character of the remainder of the sub-area as it is significantly surrounded by mature vegetation. Dispersed trees and areas of vegetation largely prevent views across the sub-area, or into the settlement. However, rising topography towards the north-west results in longer-distance views from the western part of the sub-area towards the wider countryside to the south and the built-up area of Snodland to the 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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