

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 performs more weakly against purpose (b) due to its much smaller scale compared to the Stage 1 parcel, causing it to form a much smaller part of the gap between any towns. The sub-area performs more strongly against purpose (c) as it is not covered by any development, and therefore has a more open and rural character than the Stage 1 parcel.

The sub-area adjoins TO-26 and TO-25 to the east, TO-24 to the south-east, and wider Green Belt to the north and north-west. The release of the sub-area in isolation would be an incongruous pattern of development and would lead to the enclosure of Green Belt to the south-east, undermining the surrounding Green Belt's role in preventing sprawl and safeguarding the countryside from encroachment. Due to an area of ancient woodland to the west, and mature treeline to the north, the sub-area's removal is not likely to bring significant new urbanising influences to the surrounding Green Belt in these directions. However, less prominent boundary features to the east and south, particularly to the south where the boundary follows the edge of Flood Zone 3 through an open field, means that the sub-area's removal would bring new urbanising influences to adjacent Green Belt, diminishing its openness and performance against purpose (c).

The removal of the sub-area in combination with any of TO-24, TO-25 or TO-26 would result in an incongruous pattern of development and an irregular Green Belt boundary, undermining the wider Green Belt's overall role in safeguarding the countryside from encroachment and preventing sprawl. Removal of the sub-area with TO-24 would also result in an 'island' of Green Belt to the south, formed from an area of Flood Zone 3, which would undermine the overall integrity of the Green Belt if not also removed. Removal of the sub-area with any of its neighbours would also lead to new urbanising influences being brought to the Green Belt to the east, although dense woodland and mature treelines to the north and west would limit this impact in these directions.

In combination with a wider cluster of sub-areas, (TO-24, TO-25, TO-26, TO-27, TO-28, TO-29, TO-30), the removal of the sub-area would constitute a significant expansion of the settlement of Tonbridge and Hilden Park. The removal of the cluster would leave an 'island' of Green Belt to the south-west, formed from an area of Flood Zone 3, which would undermine the integrity of the wider Green Belt if not also removed. As the southern part of the cluster is partly enclosed by the settlement edge, and Higham Lane to the north-east and east, and an area of ancient woodland to the west form prominent barriers to further sprawl, the cluster's removal would not result in an irregular or incongruous pattern of development. The cluster's removal would therefore also not be likely to significantly undermine the wider Green Belt's overall role in preventing sprawl, although the neighbouring Green Belt to the north, east and west would have a stronger role in this regard as it would now be located at the settlement edge. The cluster also has limited visual connections to the surrounding countryside due to woodland and mature treelines to the north, north-east and west, so the cluster's removal is only likely to bring new urbanising influences to the Green Belt to the south-east, which already has a reduced sense of openness due to its proximity to the settlement to the south.

Summary of wider assessment

Overall, the sub-area plays an important role with respect to the Stage 1 parcel, but its release as part of a wider cluster of sub-areas (TO-24, TO-25, TO-26, TO-27, TO-28, TO-29 and TO-30) 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 predominantly readily recognisable and likely to be permanent. The outer boundaries are predominantly readily recognisable but are in places neither readily recognisable nor necessarily likely to be permanent. If the sub-area was released from the Green Belt in isolation, the new inner boundary would not meet the NPPF definition. The new boundary would require strengthening.
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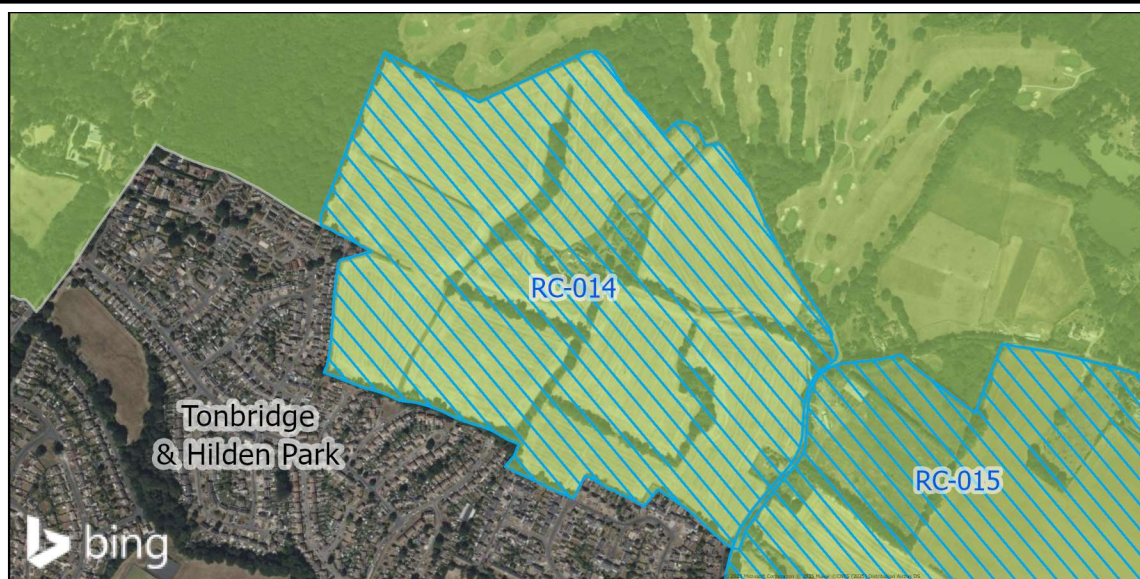
Categorisation & Recommendation

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 as part of a wider a cluster with TO-24, TO-25, TO-26, TO-27, TO-28, TO-29 and TO-30, and an area of Flood Zone 3, as RC-014.
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Recommended Area Map

Legend

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



Legend

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

0 160 m



Boundaries

The sub-area is bounded by a mature tree line to the north and east, and by the regular backs of residential properties in the Tonbridge and Hilden Park built-up area to the south. To the west the boundary is formed by the boundary of Flood Zone 3 following no discernible features through an area of open field. Outer boundaries north, east and west. Inner boundaries south.



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



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



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



Aerial view showing sub-area and surrounding land uses (Bing Maps, July 2025).

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

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

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

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

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

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

Protects the openness of the countryside and is least covered by development	The sub-area is not covered by any built form. The sub-area comprises an open field. There are urbanising influences from views of residential properties in the adjacent urban area. There are dense tree lines on the north and west boundaries, which prevent views into the wider countryside. The tree line on the southern boundary is mature but does allow for partial 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	Although the sub-area abuts Tonbridge and Hilden Park, which is identified as a historic town, there is no relationship between the sub-area and historic features within the town, and this part of the Green Belt does not directly contribute to the town's historic context.
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Summary of assessment of sub-area against NPPF purposes (a) - (d)

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

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 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 performs more weakly against purpose (b) due to its much smaller scale compared to the Stage 1 parcel, causing it to form a much smaller part of the gap between any towns. The sub-area performs more strongly against purpose (c) as it is not covered by any development, and therefore has a more open and rural character than the Stage 1 parcel.

The sub-area adjoins TO-25 to the north, TO-29 and TO-30 to the east and TO-23 to the north-west. The release of the sub-area in isolation would be an incongruous pattern of development and would lead to the enclosure of Green Belt to the west, diminishing this area's role in preventing sprawl and undermining the wider Green Belt's role in safeguarding the countryside from encroachment. The removal of the sub-area is also likely to bring new urbanising influences to the surrounding Green Belt, although the impact of this would be reduced by mature treelines to the north and west.

The release of the sub-area in combination with any of TO-23, TO-25, TO-29 or TO-30 would contribute to an incongruous pattern of development and result in an irregular Green Belt boundary. Removal of the sub-area in combination with TO-25 would bring increased enclosure to Green Belt to the west, including TO-23. Removal of the sub-area in combination with TO-29 would enclose part of TO-30 to the south, and removal of the sub-area in combination with TO-30 would in turn enclose TO-29. The removal of the sub-area in combination with TO-23 would also result in an 'island' of Green Belt to the west, formed from an area of Flood Zone 3, which would undermine the overall integrity of the Green Belt if not also removed. The removal of the sub-area in combination with any of its neighbours would therefore undermine the wider Green Belt's role in preventing sprawl and its role in safeguarding the countryside from encroachment. Removal of the sub-area with any of its neighbours would also lead to new urbanising influences being brought to the surrounding Green Belt, particularly to the north and east. If the sub-area was removed in combination with TO-23 however, dense woodland and mature treelines to the north and west would limit the impact of new urbanising influences in these directions.

In combination with a wider cluster of sub-areas, (TO-23, TO-25, TO-26, TO-27, TO-28, TO-29, TO-30), the removal of the sub-area would constitute a significant expansion of the settlement of Tonbridge and Hilden Park. The removal of the cluster would leave an 'island' of Green Belt to the south-west, formed from an area of Flood Zone 3, which would undermine the integrity of the wider Green Belt if not also removed. As the southern part of the cluster is partly enclosed by the settlement edge, and Higham Lane to the north-east and east, and an area of ancient woodland to the west form prominent barriers to further sprawl, the cluster's removal would not result in an irregular or incongruous pattern of development. The cluster's removal would therefore also not be likely to significantly undermine the wider Green Belt's overall role in preventing sprawl, although the neighbouring Green Belt to the north, east and west would have a stronger role in this regard as it would now be located at the settlement edge. The cluster also has limited visual connections to the surrounding countryside due to woodland and mature treelines to the north, north-east and west, so the cluster's removal is only likely to bring new urbanising influences to the Green Belt to the south-east, which already has a reduced sense of openness due to its proximity to the settlement to the south.

Summary of wider assessment

Overall, the sub-area plays an important role with respect to the Stage 1 parcel, but its release as part of a wider cluster of sub-areas (TO-23, TO-25, TO-26, TO-27, TO-28, TO-29 and TO-30) 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 boundaries are predominantly readily recognisable but are in places neither readily recognisable nor necessarily likely to be permanent. If the sub-area was released from the Green Belt in isolation, the new inner boundary would not meet the NPPF definition. The new boundary would require strengthening.
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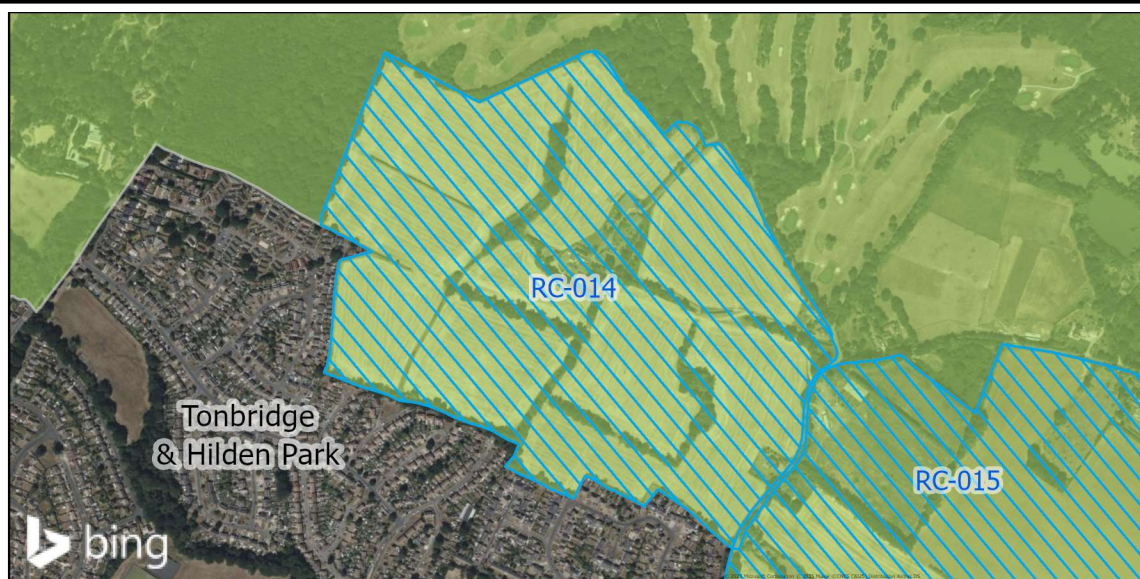
Categorisation & Recommendation

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 as a cluster with TO-23, TO-25, TO-26, TO-27, TO-28, TO-29 and TO-30, and an area of Flood Zone 3, as RC-014.
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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 to the north by dispersed and mature tree lines, to the east by a mature tree line, to the south by a tree line and hedgerow, and to the west by a hedgerow. Inner boundaries: none. Outer boundaries: north, south, east, west.



Boundary of the sub-area from the north-eastern corner looking south-west, showing an open agricultural field bordered by mature trees.



Looking north-east from the south-western boundary, showing an open agricultural field with mature trees and residential buildings at the boundary.



Looking towards the south-western corner of the sub-area, showing an agricultural field bounded by mature trees.



Standing within the sub-area looking south-east, showing an open agricultural field with a powerline running overhead.

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

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

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

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

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

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

Protects the openness of the countryside and is least covered by development	The sub-area is not covered by any built form. The sub-area comprises an open field. There are urbanising influences from views into the neighbouring town of Tonbridge, particularly from the eastern part of the sub-area which has an elevated topography. Overall, the sub-area itself 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 performs more weakly against purpose (b) due to its much smaller scale compared to the Stage 1 parcel, causing it to form a much smaller part of the gap between any towns. The sub-area performs more strongly against purpose (c) as it is not covered by any development, and therefore has a more open and rural character than the Stage 1 parcel.

The sub-area adjoins TO-23 to the west, TO-24 to the south, TO-26 and TO-27 to the north and TO-29 to the east. The removal of the sub-area in isolation would form a 'hole' in the Green Belt, undermining the wider Green Belt's role in safeguarding the countryside from encroachment, and contributing to an irregular pattern of development which would undermine the Green Belt's overall openness. The removal of the sub-area would also cause TO-23 and TO-24 to be contiguous between two areas of development, significantly diminishing their role in preventing sprawl and their sense of openness. The sub-area's removal would also bring new urbanising influences to the surrounding Green Belt, diminishing its performance against purpose (c) and undermining the overall openness of the Green Belt.

The release of the sub-area in combination with either TO-26, TO-27 or TO-29 would form a 'hole' in the Green Belt, undermining the integrity of the wider Green Belt. The removal of the sub-area in combination with either TO-23 or TO-24 would produce an irregular pattern of development and enclose areas of Green Belt to the south-west. The removal of the sub-area in combination with any of its neighbouring sub-areas would therefore contribute to a perception of sprawl and undermine the wider Green Belt's role in safeguarding the countryside from encroachment.

In combination with a wider cluster of sub-areas, (TO-23, TO-24, TO-26, TO-27, TO-28, TO-29, TO-30), the removal of the sub-area would constitute a significant expansion of the settlement of Tonbridge and Hilden Park. The removal of the cluster would leave an 'island' of Green Belt to the south-west, formed from an area of Flood Zone 3, which would undermine the integrity of the wider Green Belt if not also removed. As the southern part of the cluster is partly enclosed by the settlement edge, and Higham Lane to the north-east and east, and an area of ancient woodland to the west form prominent barriers to further sprawl, the cluster's removal would not result in an irregular or incongruous pattern of development. The cluster's removal would therefore also not be likely to significantly undermine the wider Green Belt's overall role in preventing sprawl, although the neighbouring Green Belt to the north, east and west would have a stronger role in this regard as it would now be located at the settlement edge. The cluster also has limited visual connections to the surrounding countryside due to woodland and mature treelines to the north, north-east and west, so the cluster's removal is only likely to bring new urbanising influences to the Green Belt to the south-east, which already has a reduced sense of openness due to its proximity to the settlement to the south.

Summary of wider assessment

Overall, the sub-area plays an important role with respect to the Stage 1 parcel, but its release as part of a wider cluster of sub-areas (TO-23, TO-24, TO-26, TO-27, TO-28, TO-29 and TO-30) is unlikely to harm the performance of the wider Green Belt.

Boundary Assessment

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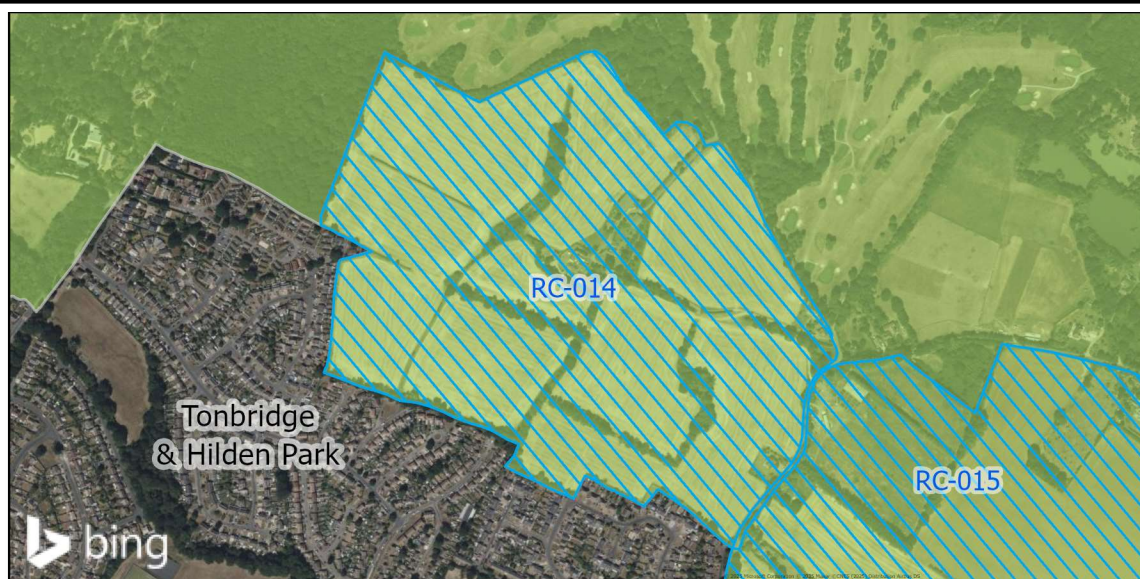
Categorisation & Recommendation

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 as a cluster with TO-23, TO-24, TO-26, TO-27, TO-28, TO-29 and TO-30, and an area of Flood Zone 3, as RC-014.
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Recommended Area Map

Legend

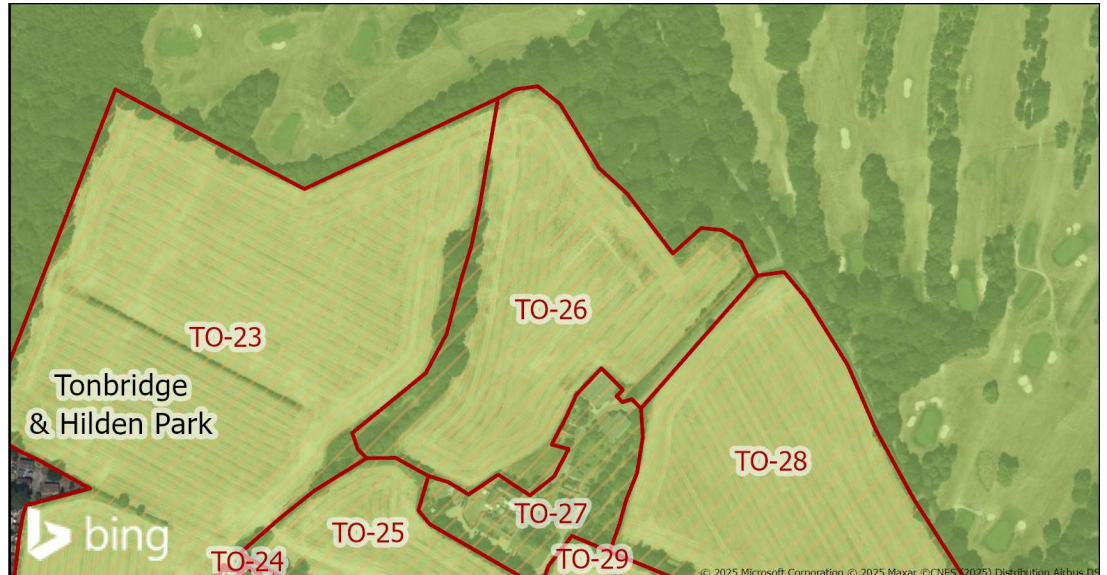
-  Recommended Areas
-  Recommended in Combination
-  Settlements
-  Local Authority Boundaries
-  Tonbridge & Malling Green Belt
-  Neighbouring Green Belt



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 an area of woodland, and a road, to the east by a paved access road, and dispersed tree line, to the southeast by the edge of development within a small farm, and to the south and west by mature tree lines and hedgerows. Inner boundaries: none. Outer boundaries: north, south, east, west.



Boundary of the sub-area looking from the north-eastern corner towards the western boundary, showing an open field bordered by mature trees.



Boundary of the sub-area looking west, showing an open field with mature trees in the background and the edge of a farm building along the southern boundary.



Looking west across the sub-area taken from the eastern boundary, showing an open field, a powerline and mature trees and hedges.



Looking west across the sub-area, showing an open field and mature 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	5	0
	NO	0			

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

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

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

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

Protects the openness of the countryside and is least covered by development	The sub-area is not covered by any built form. The sub-area consists of an open field. The sub-area has predominantly flat topography, and mature tree lines to the north and west limit any visual connection with the wider Green Belt. 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 performs more weakly against purpose (b) due to its much smaller scale compared to the Stage 1 parcel, causing it to form a much smaller part of the gap between any towns. The sub-area performs more strongly against purpose (c) as it is not covered by any development, and therefore has a more open and rural character than the Stage 1 parcel.

The sub-area adjoins TO-28 to the east, TO-27 to the south-east, TO-25 to the south, TO-23 to the west, and wider Green Belt to the north. The removal of the sub-area in isolation would form a 'hole' in the Green Belt, undermining the wider Green Belt's role in safeguarding the countryside from encroachment, and contributing to an irregular pattern of development which would undermine the Green Belt's overall openness. The removal of the sub-area would also cause TO-23 to be contiguous between two areas of development, significantly diminishing its role in preventing sprawl and its sense of openness. The sub-area's removal would also bring new urbanising influences to the surrounding Green Belt, diminishing its performance against purpose (c) and undermining the overall openness of the Green Belt, although dense woodland to the north of the sub-area means that the impact of this is not likely to be significant in this direction.

The removal of the sub-area in combination with TO-23 would be an incongruous pattern of development and would lead to the enclosure of Green Belt to the south, undermining the surrounding Green Belt's role in preventing sprawl and safeguarding the countryside from encroachment. Due to an area of ancient woodland to the west, and mature treeline to the north, the removal of TO-23 is not likely to bring significant new urbanising influences to the surrounding Green Belt in these directions. However, less prominent boundary features to the south where the boundary follows the edge of Flood Zone 3 through an open field, means that the TO-23's removal alongside the sub-area would bring new urbanising influences to adjacent Green Belt to the south-east, diminishing its openness and performance against purpose (c).

In combination with any of TO-25, TO-27 or TO-28, the removal of the sub-area would form a 'hole' in the Green Belt, undermining the integrity of the wider Green Belt. The removal of the sub-area in combination with TO-25 would cause TO-24 to also be contiguous with two areas of development, and the removal of the sub-area in combination with TO-28 would cause TO-30 to become contiguous with two areas of development. The removal of the sub-area with any of its neighbours would therefore lead to an irregular pattern of development and would undermine the wider Green Belt's role in safeguarding the countryside from encroachment.

In combination with a wider cluster of sub-areas, (TO-23, TO-24, TO-25, TO-27, TO-28, TO-29, TO-30), the removal of the sub-area would constitute a significant expansion of the settlement of Tonbridge and Hilden Park. The removal of the cluster would leave an 'island' of Green Belt to the south-west, formed from an area of Flood Zone 3, which would undermine the integrity of the wider Green Belt if not also removed. As the southern part of the cluster is partly enclosed by the settlement edge, and Higham Lane to the north-east and east, and an area of ancient woodland to the west form prominent barriers to further sprawl, the cluster's removal would not result in an irregular or incongruous pattern of development. The cluster's removal would therefore also not be likely to significantly undermine the wider Green Belt's overall role in preventing sprawl, although the neighbouring Green Belt to the north, east and west would have a stronger role in this regard as it would now be located at the settlement edge. The cluster also has limited visual connections to the surrounding countryside due to woodland and mature treelines to the north, north-east and west, so the cluster's removal is only likely to bring new urbanising influences to the Green Belt to the south-east, which already has a reduced sense of openness due to its proximity to the settlement to the south.

Summary of wider assessment

Overall, the sub-area plays an important role with respect to the Stage 1 parcel, but its release as part of a wider cluster of sub-areas (TO-23, TO-24, TO-25, TO-27, TO-28, TO-29 and TO-30) is unlikely to harm the performance of the wider Green Belt.

Boundary Assessment

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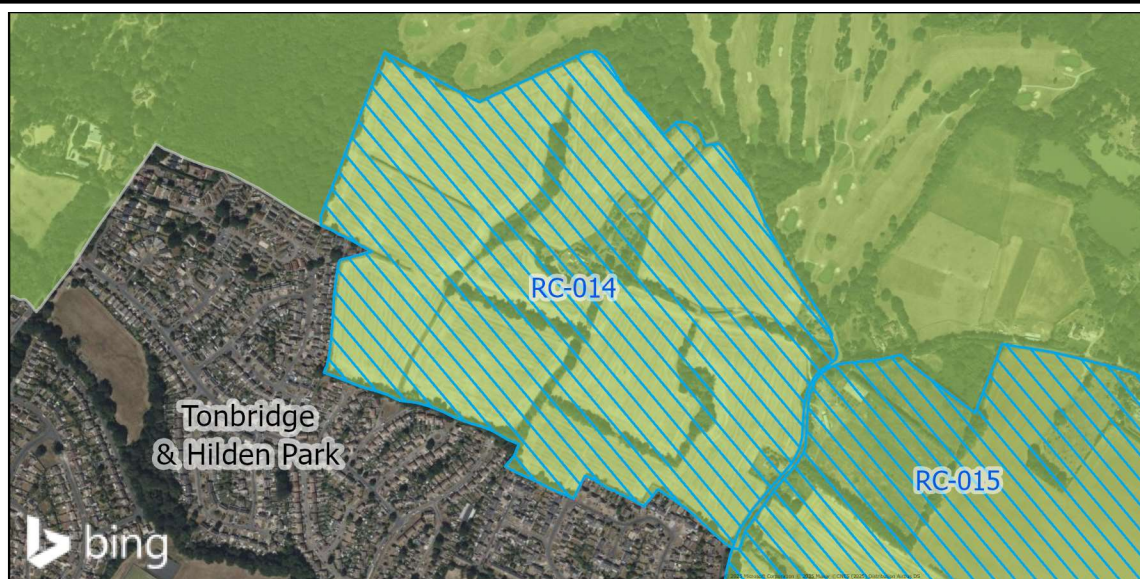
Categorisation & Recommendation

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 as a cluster with TO-23, TO-24, TO-25, TO-27, TO-28, TO-29 and TO-30, and an area of Flood Zone 3, as RC-014.
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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 to the north by the edge of built form, to the east and south by a hedge row, to the west by hedge rows and dispersed tree lines along the edge of built form. Inner boundaries: none. Outer boundaries: north, south, east, west.



Looking south-east from the northern boundary of the sub-area, showing a paved driveway and parking areas, farm buildings, hedges and a large tree in the background.



Looking east within the sub-area, showing a paved driveway and grass, a wooden fence and a converted farm building behind with mature hedges.



Boundary of the sub-area taken from the south-eastern corner, showing a large area of grass and mature trees, along with a parked car and converted farm buildings.



Looking towards the south-western boundary, showing a gravel driveway, mature hedgerows and trees, a residential building and an open field and woodland behind.

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

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

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

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

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

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

Protects the openness of the countryside and is least covered by development	Approximately 26% of the sub-area is covered by built form. Built form consists of several residential properties in converted farm buildings, as well as minor structures associated with agriculture and residential amenity. The rest of the sub-area consists of residential gardens and areas of hardstanding. There are minor urbanising influences from built development within the sub-area and from views of Tonbridge and Hilden Park built-up area to the south-west. 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 a similar role against purposes (a) and (d) and performs more weakly against purposes (b) and (c) compared to the Stage 1 parcel. The sub-area performs more weakly against purpose (b) due to its much smaller scale compared to the Stage 1 parcel, causing it to form a much smaller part of the gap between any towns. The sub-area performs more weakly against purpose (c) as it is largely developed, and therefore has a less open and rural character than the wider Stage 1 parcel.

The sub-area adjoins TO-26 to the north, TO-28 to the east, TO-29 to the south-east and TO-25 to the south-west. The removal of the sub-area in isolation would form a 'hole' in the Green Belt, contributing to an irregular pattern of development which would undermine the wider Green Belt's role in safeguarding the countryside from encroachment. As the sub-area is largely developed it already has a less open character, so its removal is not likely to bring significant new urbanising influences to the surrounding Green Belt or contribute to a perception of sprawl.

In combination with any of TO-25, TO-26, TO-28 or TO-29, the removal of the sub-area would form a 'hole' in the Green Belt, undermining the integrity of the wider Green Belt. The removal of the sub-area in combination with any of its neighbours would bring significant enclosure to the surrounding Green Belt to the south and west, diminishing its role in preventing sprawl and undermining the Green Belt's overall role in this regard. Removal of the sub-area in combination with any of its adjoining sub-areas would bring new urbanising influences to the surrounding Green Belt, although areas of woodland and mature treelines to the north of TO-26 and north-east of TO-28 mean that this impact would not likely be significant in these directions. However, the removal of the sub-areas in combination with any of its neighbouring sub-areas would reduce the overall openness of the surrounding Green Belt and diminish its performance against purpose (c).

In combination with a wider cluster of sub-areas, (TO-23, TO-24, TO-25, TO-26, TO-28, TO-29, TO-30), the removal of the sub-area would constitute a significant expansion of the settlement of Tonbridge and Hilden Park. The removal of the cluster would leave an 'island' of Green Belt to the south-west, formed from an area of Flood Zone 3, which would undermine the integrity of the wider Green Belt if not also removed. As the southern part of the cluster is partly enclosed by the settlement edge, and Higham Lane to the north-east and east, and an area of ancient woodland to the west form prominent barriers to further sprawl, the cluster's removal would not result in an irregular or incongruous pattern of development. The cluster's removal would therefore also not be likely to significantly undermine the wider Green Belt's overall role in preventing sprawl, although the neighbouring Green Belt to the north, east and west would have a stronger role in this regard as it would now be located at the settlement edge. The cluster also has limited visual connections to the surrounding countryside due to woodland and mature treelines to the north, north-east and west, so the cluster's removal is only likely to bring new urbanising influences to the Green Belt to the south-east, which already has a reduced sense of openness due to its proximity to the settlement to the south.

Summary of wider assessment

Overall, the sub-area plays a less important role with respect to the Stage 1 parcel, and its release as part of a wider cluster of sub-areas (TO-23, TO-24, TO-25, TO-26, TO-28, TO-29 and TO-30) is unlikely to harm the performance of the wider Green Belt.

Boundary Assessment

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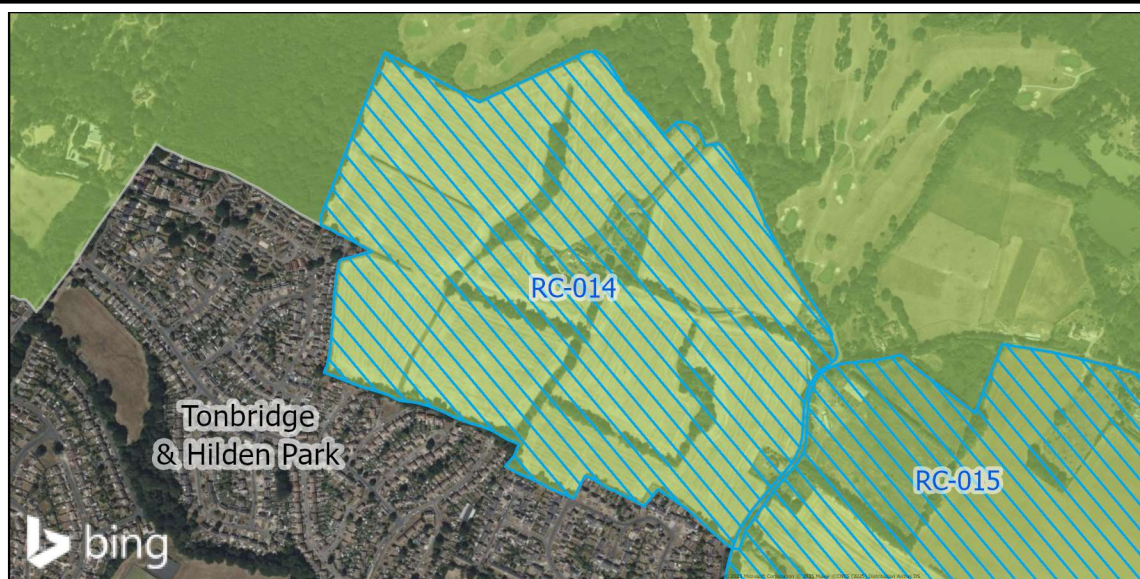
Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs weakly against the NPPF purposes, and makes a less important contribution to the wider Green Belt. Recommended for further consideration as a cluster with TO-23, TO-24, TO-25, TO-26, TO-28, TO-29 and TO-30, and an area of Flood Zone 3, as RC-014.
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Recommended Area Map

Legend

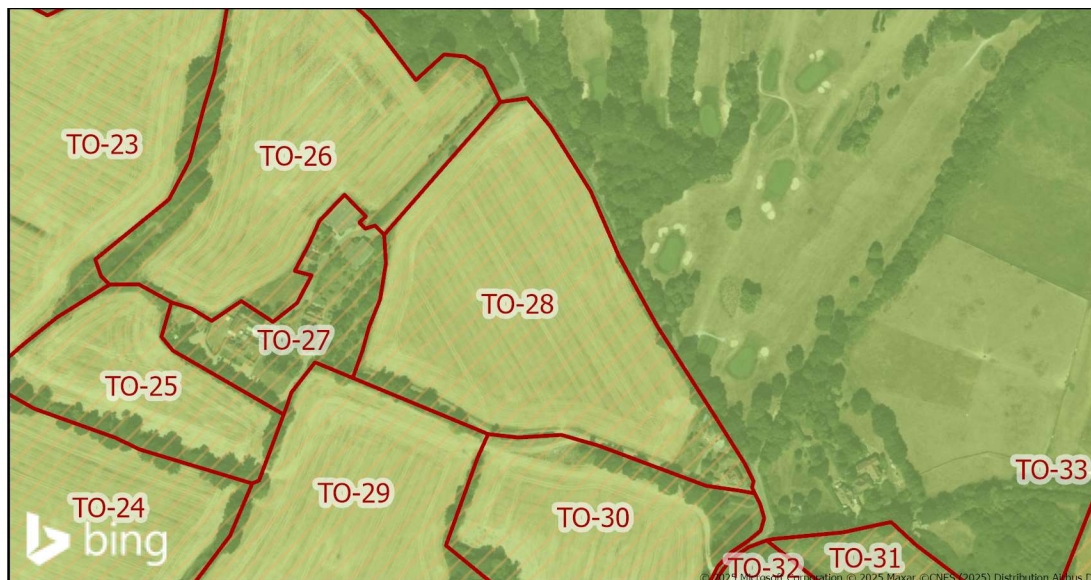
-  Recommended Areas
-  Recommended in Combination
-  Settlements
-  Local Authority Boundaries
-  Tonbridge & Malling Green Belt
-  Neighbouring Green Belt



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-east by a road, to the south by a dispersed tree line and hedgerow along an access track, and to the west by hedgerows along the edge of residential gardens and a paved access road. Inner boundaries: none. Outer boundaries: north, south, east, west.



Looking east from the west boundary of the sub-area, showing an open agricultural field bounded by mature trees.



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



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



Looking south-east from the south of the sub-area, showing an agricultural field, a gravel driveway, a powerline and residential building in the background.

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

Protects the openness of the countryside and is least covered by development	Approximately 3% of the sub-area is covered by built form. Built form consists of a residential property in the eastern corner of the sub area. The rest of the sub-area consists of an open field. There are minor urbanising influences from the presence of residential development within the sub-area, and from development within the wider Green Belt to the south-west. Overall, the 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 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 performs more weakly against purpose (b) due to its much smaller scale compared to the Stage 1 parcel, causing it to form a much smaller part of the gap between any towns. The sub-area performs more strongly against purpose (c) as it is overall covered by much less development than the Stage 1 parcel, and therefore has a more open and rural character.

The sub-area adjoins TO-26 to the north-west, TO-27 to the west, TO-29 to the south-west, TO-30 to the south and wider Green Belt to the north and north-east. The removal of the sub-area in isolation would form a 'hole' in the Green Belt, undermining the wider Green Belt's role in safeguarding the countryside from encroachment, and contributing to an irregular pattern of development which would undermine the Green Belt's overall openness. The removal of the sub-area would also cause TO-30 to be contiguous between two areas of development, significantly diminishing its role in preventing sprawl and its sense of openness. The sub-area's removal would also bring new urbanising influences to the surrounding Green Belt to the south and west, diminishing its performance against purpose (c) and undermining the overall openness of the Green Belt. Mature treelines along Higham Lane to the north-east of the sub-area means that the impact of new urbanising influences are not likely to be significant in this direction.

The release of the sub-area in combination with any of TO-26, TO-27 or TO-29 would form a 'hole' in the Green Belt, and would bring significant enclosure to the Green Belt to the south and west, undermining the integrity of the wider Green Belt and its role in safeguarding the countryside from encroachment. As TO-27 is already largely developed, its removal alongside the sub-area is not likely to result in significant additional urbanising influences being brought to the surrounding Green Belt. However, the removal of the sub-area with TO-26 or TO-29 would bring new urbanising influences to the surrounding Green Belt, diminishing its performance against purpose (c) and impacting its overall openness. Mature woodland to the north of TO-26 however would limit the impact of new urbanising influences on the Green Belt in this direction.

Removal of the sub-area in combination with TO-30 would constitute an incongruous pattern of development and produce a highly irregular Green Belt boundary. The removal of the sub-area and TO-30 would significantly enclose Green Belt to the west, diminishing this area's role in preventing sprawl, and undermining the wider Green Belt's role in this regard. The wider Green Belt to the north and east would also be given an increased role in preventing further sprawl, although in practice Higham Lane would form a prominent barrier to further sprawl in these directions.

In combination with a wider cluster of sub-areas, (TO-23, TO-24, TO-25, TO-26, TO-27, TO-29, TO-30), the removal of the sub-area would constitute a significant expansion of the settlement of Tonbridge and Hilden Park. The removal of the cluster would leave an 'island' of Green Belt to the south-west, formed from an area of Flood Zone 3, which would undermine the integrity of the wider Green Belt if not also removed. As the southern part of the cluster is partly enclosed by the settlement edge, and Higham Lane to the north-east and east, and an area of ancient woodland to the west form prominent barriers to further sprawl, the cluster's removal would not result in an irregular or incongruous pattern of development. The cluster's removal would therefore also not be likely to significantly undermine the wider Green Belt's overall role in preventing sprawl, although the neighbouring Green Belt to the north, east and west would have a stronger role in this regard as it would now be located at the settlement edge. The cluster also has limited visual connections to the surrounding countryside due to woodland and mature treelines to the north, north-east and west, so the cluster's removal is only likely to bring new urbanising influences to the Green Belt to the south-east, which already has a reduced sense of openness due to its proximity to the settlement to the south.

Summary of wider assessment

Overall, the sub-area plays an important role with respect to the Stage 1 parcel, but its release as part of a wider cluster of sub-areas (TO-23, TO-24, TO-25, TO-26, TO-27, TO-29 and TO-30) is unlikely to harm the performance of the wider Green Belt.

Boundary Assessment

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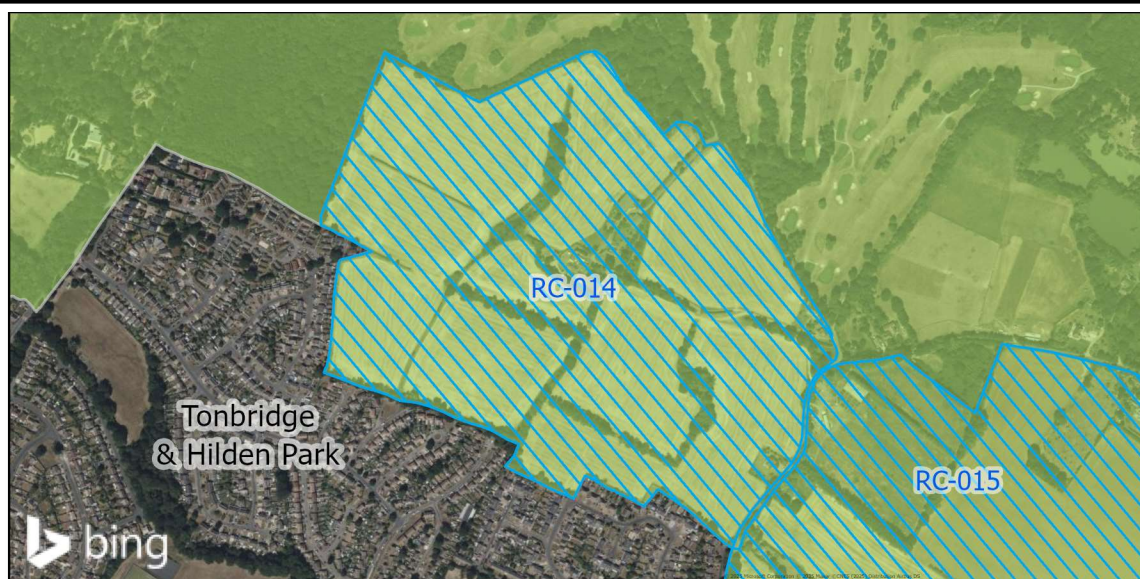
Categorisation & Recommendation

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 as a cluster with TO-23, TO-24, TO-25, TO-26, TO-27, TO-29 and TO-30, and an area of Flood Zone 3, as RC-014.
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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 a dispersed tree line and paved access track, and to the east, south and west by mature and dispersed tree lines. Inner boundary: none. Outer boundary: north, east, south, west.



Looking south from the northern boundary, showing an open field.



Aerial view showing sub-area and surrounding land uses (Bing Maps, July 2025).

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

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

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

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

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

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

Protects the openness of the countryside and is least covered by development	The sub-area is not covered by any built form. The sub-area consists of an open field. There are minor urbanising influences from the presence of power lines running through the sub-area, but mature tree lines screen any views of the settlement of Tonbridge to the south or of the wider countryside. Overall, the sub-area has a strongly unspoilt rural character.
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Purpose (d) To preserve the setting and special character of historic towns

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

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

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 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 performs more weakly against purpose (b) due to its much smaller scale compared to the Stage 1 parcel, causing it to form a much smaller part of the gap between any towns. The sub-area performs more strongly against purpose (c) as it is not covered by any development, and therefore has a more open and rural character than the Stage 1 parcel.

The sub-area adjoins TO-27 to the north-east, TO-28 to the north, TO-30 to the east and south, and TO-24 and TO-25 to the west. The removal of the sub-area in isolation would form a 'hole' in the Green Belt, undermining the wider Green Belt's role in safeguarding the countryside from encroachment, and contributing to an irregular pattern of development which would undermine the Green Belt's overall openness. The sub-area's removal would also cause TO-23 and TO-30 to be contiguous with two areas of development, diminishing their role in preventing sprawl and their sense of openness. The sub-area's removal would also bring new urbanising influences to the surrounding Green Belt, diminishing its performance against purpose (c) and undermining the overall openness of the Green Belt.

The release of the sub-area in combination with any of TO-26, TO-27 or TO-28 would form a 'hole' in the Green Belt, and would bring significant enclosure to the Green Belt to the south and west, undermining the integrity of the wider Green Belt and its role in safeguarding the countryside from encroachment. As TO-27 is already largely developed, its removal alongside the sub-area is not likely to result in significant additional urbanising influences being brought to the surrounding Green Belt. However, the removal of the sub-area with TO-26 or TO-28 would bring new urbanising influences to the surrounding Green Belt, diminishing its performance against purpose (c) and impacting its overall openness. Mature woodland to the north of TO-26 and mature treelines along Higham Lane to the north-east of TO-28 however would limit the impact of new urbanising influences on the Green Belt in these directions.

Removal of the sub-area with TO-30 or TO-24 would constitute an irregular pattern of development and undermine the wider Green Belt's role in preventing sprawl. Removal alongside either TO-24 or TO-30 would enclose Green Belt to the west, diminishing its role in preventing sprawl and undermining the wider Green belt's role in this regard. Removal with TO-24 would also result in significant enclosure of TO-30 to the south. Release with TO-30 would additionally give TO-28 an increased role in preventing sprawl as it would now be located at the settlement edge without a prominent barrier to further sprawl. This would also significantly diminish TO-28's openness and performance against purpose (c) as it would now be subject to new urbanising influences from the sub-areas' removal.

In combination with a wider cluster of sub-areas, (TO-23, TO-24, TO-25, TO-26, TO-27, TO-28, TO-30), the removal of the sub-area would constitute a significant expansion of the settlement of Tonbridge and Hilden Park. The removal of the cluster would leave an 'island' of Green Belt to the south-west, formed from an area of Flood Zone 3, which would undermine the integrity of the wider Green Belt if not also removed. As the southern part of the cluster is partly enclosed by the settlement edge, and Higham Lane to the north-east and east, and an area of ancient woodland to the west form prominent barriers to further sprawl, the cluster's removal would not result in an irregular or incongruous pattern of development. The cluster's removal would therefore also not be likely to significantly undermine the wider Green Belt's overall role in preventing sprawl, although the neighbouring Green Belt to the north, east and west would have a stronger role in this regard as it would now be located at the settlement edge. The cluster also has limited visual connections to the surrounding countryside due to woodland and mature treelines to the north, north-east and west, so the cluster's removal is only likely to bring new urbanising influences to the Green Belt to the south-east, which already has a reduced sense of openness due to its proximity to the settlement to the south.

Summary of wider assessment

Overall, the sub-area plays an important role with respect to the Stage 1 parcel, but its release as part of a wider cluster of sub-areas (TO-23, TO-24, TO-25, TO-26, TO-27, TO-28 and TO-30) is unlikely to harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	There are no inner boundaries. The outer boundaries are predominantly readily recognisable but are not necessarily likely to be permanent. If the sub-area was released in isolation, 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 as a cluster with TO-23, TO-24, TO-25, TO-26, TO-27, TO-28 and TO-30, and an area of Flood Zone 3, as RC-014.
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Recommended Area Map

Legend

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

