

Legend

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

0 230 m



Boundaries

The sub-area is bounded to the north-east by a paved access track, to the east by Higham Lane, to the south by the regular backs of properties on Higham Lane, Walton Road, Stainer Road and Vaughan Avenue, and to the west and north-west by mature and dispersed tree lines. Inner boundary: south. Outer boundary: north-east, east, west, north-west.



Looking south from the north of the sub-area, across an open field towards a residential property.



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



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	Approximately 1% of the sub-area is covered by built form. Built form consists of a residential property located on the eastern boundary on Higham Lane. The majority of the sub-area consists of an open agricultural field, with a residential garden located to the east. There are minor urbanising influences from the presence of power lines running through the sub-area and views of neighbouring built form within the town of Tonbridge to the south 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	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 abuts TO-24 to the west, and TO-28 and TO-29 to the north, faces TO-31, TO-32 and TO-33 across Higham Lane to the east, and adjoins wider Green Belt to the north-east. The removal of the sub-area in isolation would form an irregular pattern of development and would undermine the performance of the wider Green Belt in safeguarding the countryside from encroachment. The sub-area's removal would also enclose TO-29, significantly diminishing its role in preventing sprawl. The removal of the sub-area 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. To the east, Higham Lane forms a prominent barrier to further sprawl, so the sub-area's removal is not likely to materially impact the Green Belt's role in this regard in this direction. The sub-area's removal would bring new urbanising influences to the surrounding Green Belt, particularly to TO-28 to the north due to the lack of prominent visual barrier from any boundary features. However, mature treelines along Higham Lane would limit the impact of this on the Green Belt to the east.

The release of the sub-area in combination with any of TO-24, TO-28 or TO-29 would constitute an irregular pattern of development by enclosing areas of Green Belt to the west, significantly undermining the Green Belt's overall role in safeguarding the countryside from encroachment. The removal of the sub-area with any of its neighbours 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. However, mature treelines along Higham Lane to the north-east of TO-28 means that the impact of new urbanising influences are not likely to be significant in this direction.

In combination with a wider cluster of sub-areas, (TO-23, TO-24, TO-25, TO-26, TO-27, TO-28, TO-29), 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-29) 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 boundary of the sub-area is readily recognisable and likely to be permanent. The outer boundaries are predominantly readily recognisable but are in part not necessarily likely to be permanent. If the sub-area was released in isolation, the new inner Green Belt boundary would not meet the NPPF definition and would require strengthening.
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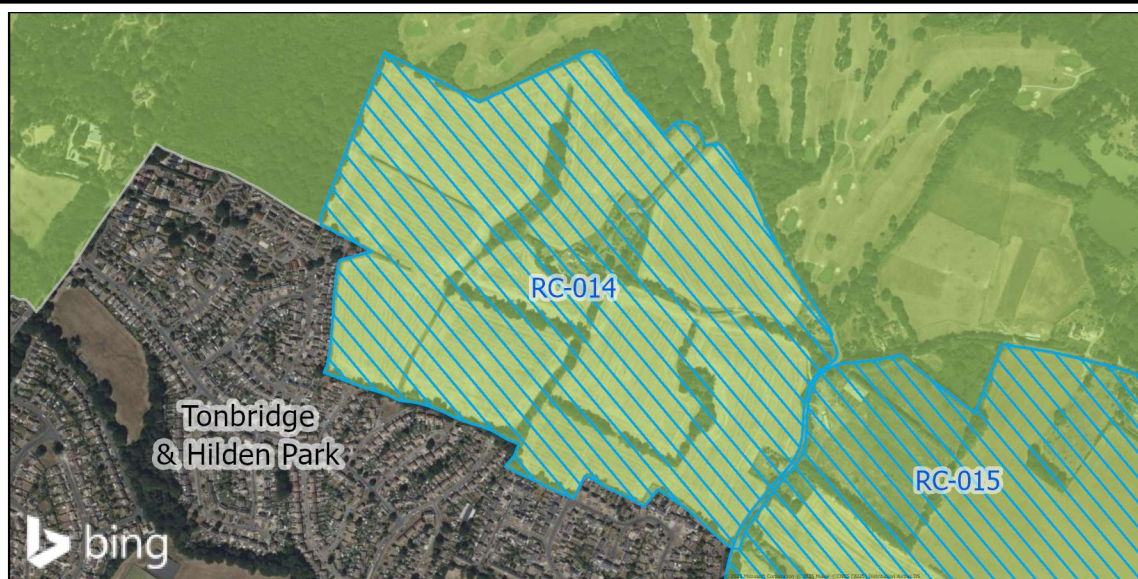
Categorisation & Recommendation

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-29, 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



Sub-area: **TO-31**

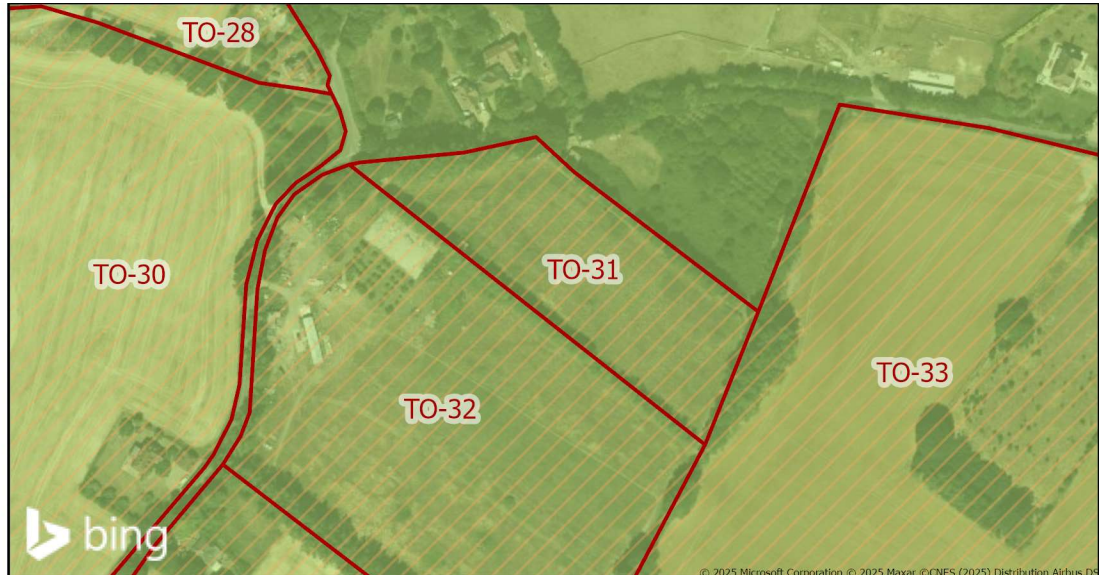
Location: North-east of Tonbridge

Area (ha): 1.38

Legend

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

0 130 m



Boundaries

The sub-area is bounded by mature tree lines to the north-east, east and south, and by Cuckoo Lane to the north-west. Inner boundary: none. Outer boundary: north-east, east, south, north-west.



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	NOTE: Unable to access the interior of the sub-area. This assessment has been completed largely from aerial photography. The sub-area is not covered by any built form. The sub-area consists of an open field. Mature tree lines along all boundaries 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), performs more weakly against purpose (b), and performs more strongly against purpose (c) compared to the Stage 1 parcel. The sub-area performs more weakly against purpose (b) due to its much smaller scale causing it to form a much lesser part of the gap between any two towns. The sub-area performs more strongly against purpose (c) as it is strongly unspoilt rural land, rather than only largely rural.

The sub-area adjoins TO-32 to the south-west, TO-33 to the east and south-east, faces TO-30 across Higham Lane to the north-west, and adjoins wider Green Belt to the north. If the sub-area were removed in isolation it would create a 'hole' in the Green Belt, which would undermine the Green Belt's overall integrity and would represent the introduction of development into previously undeveloped countryside. This would undermine the wider Green Belt's role in safeguarding the countryside from encroachment, and would diminish the wider Green Belt's overall sense of openness. In addition, the release of the sub-area in isolation would cause TO-33 to be contiguous with two areas of development, significantly diminishing its role in preventing sprawl. The release of the sub-area would bring new urbanising influences to the surrounding Green Belt, although the impact of this would be limited by mature tree lines along all boundaries which act as visual buffers.

In combination with TO-32, the release of the sub-area would bring an increased sense of enclosure to TO-33, particularly to the south-west, as it would now be bounded by development to the south, south-west and north-west, and by development within the Green Belt to the east. This would significantly diminish TO-33's sense of openness, and its role in preventing sprawl. The release of the sub-areas in combination would also be likely to bring new urbanising influences to TO-30 across Higham Lane to the west, as the dispersed tree lines along Higham Lane would only provide limited visual screening.

In combination with TO-33, the release of the sub-area would represent a significant extension of the settlement of Tonbridge, and would produce an incongruous pattern of development, as it would significantly enclose TO-32 and would enclose to a lesser extent two further areas of Green Belt to the north and north-east, albeit that the latter already includes washed-over development.

In combination with a wider cluster of sub-areas (TO-32 and TO-33), the release of the sub-area would amount to a significant extension of Tonbridge and Hilden Park, but several factors would limit the overall impact of this on the wider Green Belt. Cuckoo Lane to the north, the A26 (Hadlow Road East) to the east, and Higham Lane to the west would all act as strong barriers against sprawl, meaning the removal of the cluster would be much less likely to significantly impact the role of the wider Green Belt to the north, east or west in this regard. If the cluster were removed, existing development within the Green Belt east of TO-33 could contribute to a greater extent to perceptual sprawl of Tonbridge. However, the A26 (Hadlow Road East) provides a particularly strong barrier to further washed-over sprawl, so this overall impact is likely to be limited. The removal of the cluster would bring new urbanising influences to the wider Green Belt, diminishing its overall sense of openness. However, the existing development to the north-east and east of the cluster, as well as an area of woodland to the north, means that the impact of this is likely to be limited in these directions.

Summary of wider assessment

Overall, the sub-area plays an important role with regards to the Stage 1 parcel, and its release in isolation is likely to harm the performance of the wider Green Belt. However, the release of the sub-area as a cluster with TO-32 and TO-33 is not likely to significantly harm the performance of the wider Green Belt.

Boundary Assessment

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

Sub-area category & recommendation	The sub-area performs strongly against the NPPF purposes, but makes a less important contribution to the wider Green Belt. Recommended for further consideration as a cluster with TO-32 and TO-33 as RC-015.
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Recommended Area Map

Legend

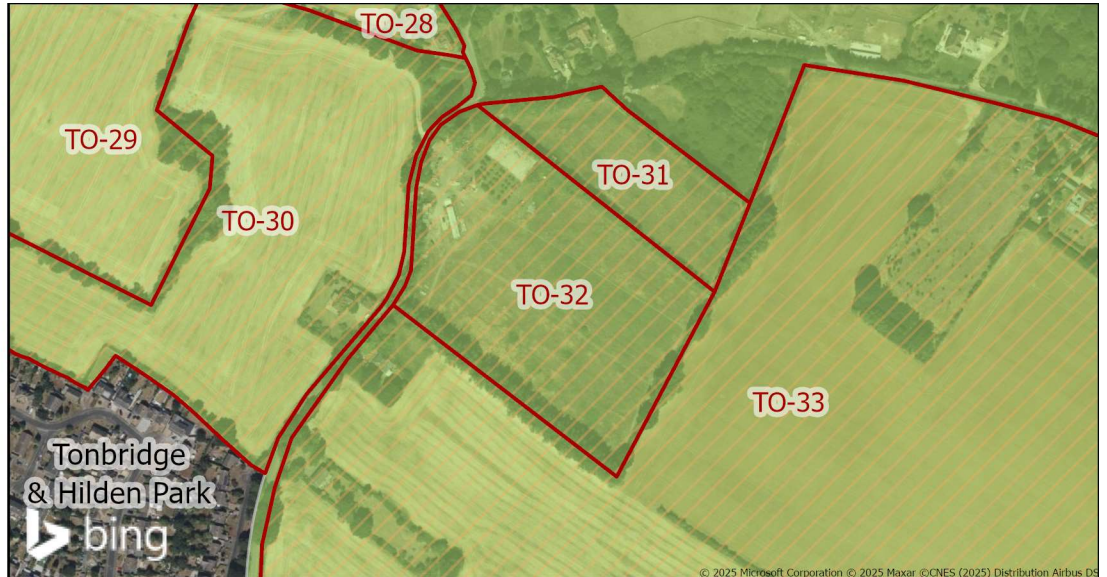
-  Recommended Areas
-  Recommended in Combination
-  Settlements
-  Local Authority Boundaries
-  Tonbridge & Malling Green Belt
-  Neighbouring Green Belt



Legend

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

0 200 m



Boundaries

The sub-area is bounded by mature tree lines to the north-east, east and south, and by Higham Lane to the west. Inner boundary: none. Outer boundary: north-east, east, south, west.



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	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	NOTE: Unable to access the interior of the sub-area. This assessment has been completed largely from aerial photography. The sub-area is not covered by any built form. The sub-area predominantly consists of a flat open field, with areas of hardstanding and minor or temporary structures located towards 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 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), performs more weakly against purpose (b), and performs more strongly against purpose (c) compared to the Stage 1 parcel. The sub-area performs more weakly against purpose (b) due to its much smaller scale causing it to form a much lesser part of the gap between any two towns. The sub-area performs more strongly against purpose (c) as it is strongly rural rather than only largely rural.

The sub-area adjoins TO-31 to the north, TO-33 to the east and south, and faces TO-30 to the west across Higham Lane. If the sub-area were removed in isolation it would create a 'hole' in the Green Belt, which would undermine the Green Belt's overall integrity and would represent the introduction of development into previously undeveloped countryside. This would undermine the wider Green Belt's role in safeguarding the countryside from encroachment, and would diminish the wider Green Belt's overall sense of openness. In addition, the release of the sub-area in isolation would cause TO-33 to be contiguous with two areas of development, significantly diminishing its role in preventing sprawl. The release of the sub-area would bring new urbanising influences to the surrounding Green Belt, although the impact of this would be limited to the north, east and south by mature tree lines which act as visual buffers. The release of the sub-area would bring new urbanising influences to bear on TO-30 as dispersed tree lines along Higham Lane would only provide limited visual screening. This would also be likely to diminish TO-30's overall sense of openness.

In combination with TO-31, the release of the sub-area would bring an increased sense of enclosure to TO-33, particularly to the south-west, as it would now be bounded by development to the south, south-west and north-west, and by development within the Green Belt to the east. This would significantly diminish TO-33's sense of openness, and its role in preventing sprawl. The release of the sub-areas in combination would also be likely to bring new urbanising influences to TO-30 across Higham Lane to the west, as the dispersed tree lines along Higham Lane would only provide limited visual screening.

In combination with TO-33, the release of the sub-area would represent a significant extension of the settlement of Tonbridge, and would produce an incongruous pattern of development as it would enclose TO-31. and would enclose to a lesser extent two further areas of Green Belt to the north and north-east, albeit that the latter already includes washed-over development.

In combination with a wider cluster of sub-areas (TO-31 and TO-33), the release of the sub-area would amount to a significant extension of Tonbridge and Hilden Park, but several factors would limit the overall impact of this on the wider Green Belt. Cuckoo Lane to the north, the A26 (Hadlow Road East) to the east, and Higham Lane to the west would all act as strong barriers against sprawl, meaning the removal of the cluster would be much less likely to significantly impact the role of the wider Green Belt to the north, east or west in this regard. If the cluster were removed, existing development within the Green Belt east of TO-33 could contribute to a greater extent to perceptual sprawl of Tonbridge, However, the A26 (Hadlow Road East) provides a particularly strong barrier to further washed-over sprawl, so this overall impact is likely to be limited. The removal of the cluster would bring new urbanising influences to the wider Green Belt, diminishing its overall sense of openness. However, the existing development to the north-east and east of the cluster, as well as an area of woodland to the north, means that the impact of this is likely to be limited in these directions.

Summary of wider assessment

Overall, the sub-area plays an important role with regards to the Stage 1 parcel, and its release in isolation is likely to harm the performance of the wider Green Belt. However, the release of the sub-area as a cluster with TO-31 and TO-33 is not likely to significantly harm the performance of the wider Green Belt.

Boundary Assessment

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

Sub-area category & recommendation	The sub-area performs strongly against the NPPF purposes, but makes a less important contribution to the wider Green Belt. Recommended for further consideration as a cluster with TO-31 and TO-33 as RC-015
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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

0 360 m



Boundaries

The sub-area is bounded by Cuckoo Lane to the north, by a mature tree line to the north-east, and by the A26 (Hadlow Road East) to the east. The sub-area is bounded by the regular backs of properties along Hadlow Road East, Cranford Road, Barchester Way, and Higham Lane to the south, and by Higham Lane to the west. The sub-area is bounded by mature tree lines to the north-west. Inner boundary: south. Outer boundary: north, north-east, east, west, north-west.



Looking south-east from the northern boundary of the sub-area across an open field, with residential properties visible behind.



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



Looking south from the northern boundary of the sub-area, showing views of the town of Tonbridge across a large open field.



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

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

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

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

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

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

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	Due to 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	Less than 1% of the sub-area is covered by built form. Built form consists of residential properties, dispersed in two clusters to the north and west of the sub-area. The majority of the sub-area consists of open agricultural fields, with some areas of residential garden. There are urbanising influences resulting from unbroken views into the town of Tonbridge to the south, and from the presence of development within the Green Belt to the north-east and east 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	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), performs more weakly against purpose (b), and performs more strongly against purpose (c) compared to the Stage 1 parcel. The sub-area performs more weakly against purpose (b) due to its much smaller scale causing it to form a much lesser part of the gap between any two towns. The sub-area performs more strongly against purpose (c) as it is overall less covered by development than the Stage 1 parcel, giving it a more rural character.

The sub-area adjoins TO-31 and TO-32 to the north-west, faces TO-30 to the west across Higham Lane, and adjoins the wider Green Belt to the north and east. The release of the sub-area in isolation would represent the introduction of development into previously undeveloped countryside, diminishing the wider Green Belt's overall sense of openness. However, Cuckoo Lane to the north, and the A26 (Hadlow Road East) to the east act as prominent barriers to further sprawl, so the overall impact on the Green Belt's role in safeguarding the countryside from sprawl would be limited. If the sub-area were removed, washed-over development within the Green Belt to the east could contribute to an increased perceptual sprawl of Tonbridge, but the A26 (Hadlow Road East) provides a particularly strong barrier to further sprawl, so this overall impact is likely to be limited. The release of the sub-area in isolation would also bring a sense of enclosure to TO-31 and TO-32, diminishing their sense of openness and their role in preventing further sprawl. The release of the sub-area would additionally bring new urbanising influences to the surrounding Green Belt, although the impact of this would be limited to the north by an area of woodland which acts as a visual buffer, and to the east by existing development within the Green Belt which already gives this area of Green Belt a more developed character. The release of the sub-area would be likely to bring new urbanising influences to TO-30 as dispersed tree lines along Higham Lane would only provide limited visual screening, thus would slightly diminish TO-30's overall sense of openness.

The release of the sub-area in combination with TO-31 would produce an incongruous pattern of development, as it would significantly enclose TO-32, significantly diminishing its role in preventing sprawl and its sense of openness. The release of the sub-area in combination with TO-32 would in turn enclose TO-31, diminishing its role in preventing sprawl and its sense of openness.

In combination with a wider cluster of sub-areas (TO-31 and TO-32), the release of the sub-area would amount to a significant extension of Tonbridge and Hilden Park, but several factors would limit the overall impact of this on the wider Green Belt. Cuckoo Lane to the north, the A26 (Tonbridge Road) to the east, and Higham Lane to the west would all act as strong barriers against sprawl, meaning the removal of the cluster would be much less likely to significantly impact the role of the wider Green Belt to the north, east or west in this regard. If the cluster were removed, existing development within the Green Belt east of TO-33 could contribute to a greater extent to perceptual sprawl of Tonbridge, However, the A26 (Tonbridge Road) provides a particularly strong barrier to further washed-over sprawl, so this overall impact is likely to be limited. The removal of the cluster would bring new urbanising influences to the wider Green Belt, diminishing its overall sense of openness. However, the existing development to the north-east and east of the cluster, as well as an area of woodland to the north, means that the impact of this is likely to be limited in these directions.

Summary of wider assessment

Overall, the sub-area plays an important role with regards to the Stage 1 parcel, and its release in isolation is likely to harm the performance of the wider Green Belt. However, the release of the sub-area as a cluster with TO-31 and TO-32 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 but not necessarily likely to be permanent. The outer boundary is predominantly readily recognisable, but is only partially 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. If the sub-area was released in combination with neighbouring sub-areas, the new inner Green Belt boundary would predominantly meet the NPPF definition of being readily recognisable and likely to be permanent, and would not require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against the NPPF purposes, but makes a less important contribution to the wider Green Belt. Recommended for further consideration as a cluster with TO-32 and TO-33 as RC-015.
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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

0 160 m



Boundaries

The sub-area is bounded by Postern Lane to the north-east, by the back of a residential property to the east, and by a mature tree line to the south and west. Inner boundaries: south-west, west. Outer boundaries: north-east, east, south.



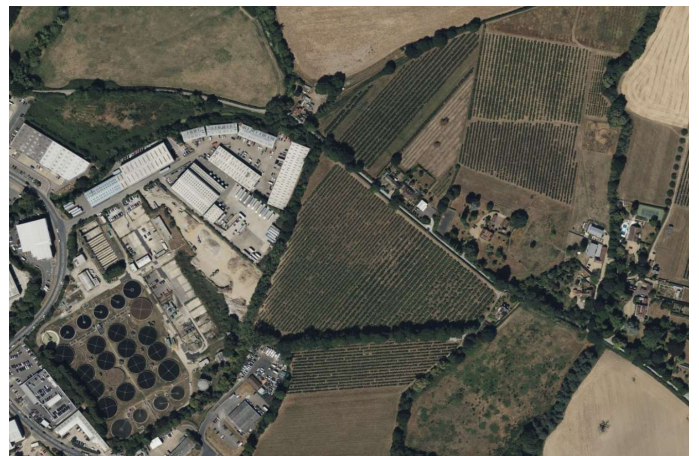
Looking west from the eastern corner of the sub-area, showing an orchard



Looking south from the northern corner of the sub-area, showing an orchard



Looking south from the eastern corner of the sub-area, showing a residential building and driveway



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	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. Built form consists of a residential property to the east of the sub-area. The rest of the sub-area consists of an orchard. There are urbanising influences from development to the north and views of adjacent industrial development to the west. 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 P25	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	0	3	0
	NO	0			

Assessment of wider impact

At a more granular level, the sub-area performs similarly against purposes (a), (b) and (d) and more strongly against purpose (c), as compared to the Stage 1 parcel. The sub-area performs more strongly compared with the Stage 1 parcel against purpose (c) because it is overall covered by much less built form than the larger Stage 1 parcel, and therefore is more open and rural in character.

The sub-area adjoins TO-35 to its south, and wider Green Belt to the north and east. The removal of the sub-area in isolation would not contribute to an irregular pattern of development or undermine the wider Green Belt's role in preventing sprawl. As the sub-area is already subject to strong urbanising influences from industrial development to the west, and to a lesser extent from development along Postern Lane to the north, its removal in isolation is not likely to contribute to a perception of sprawl or result in significant new urbanising influences being brought to the surrounding Green Belt.

The sub-area's removal in combination with TO-35 would be in keeping with existing development form and would not undermine the wider Green Belt's role in preventing sprawl. The surrounding Green Belt to the north, east and south-east would now have an increased role in preventing further sprawl as it would now be located at the settlement edge. However, a railway line to the south and dense woodland to the south-east act as prominent physical and visual barriers to further sprawl, so the overall impact on the Green Belt's role in safeguarding the countryside from encroachment is not likely to be significant.

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 TO-35 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 predominantly readily recognisable but is not necessarily likely to be permanent. If the sub-area was released in isolation or in combination with TO-35, 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-035, and in combination with TO-35 as RC-016.
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Recommended Area Map

Legend

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



Legend

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

0 200 m



Boundaries

The sub-area is bounded by mature tree lines to the north and east, by a rail line to the south, by the A26 (Woodgate Way) to the south-west, and by a mature tree line to the west. Inner boundaries: west. Outer boundaries north, east, south.



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	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. Built form comprises a minor agricultural building to the north-east. The majority of the sub-area comprises an orchard and an open agricultural field. The sub-area is subject to urbanising influences from views of adjacent industrial development to the west, and mature treelines to the north, east and south limit any visual connection with the surrounding countryside, giving the sub-area a sense of enclosure. 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 P25	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	0	3	0
	NO	0			

Assessment of wider impact

At a more granular level, the sub-area performs similarly against purposes (a), (b) and (d) and more strongly against purpose (c), as compared to the Stage 1 parcel. The sub-area performs more strongly compared with the Stage 1 parcel against purpose (c) because it is overall covered by much less built form than the larger Stage 1 parcel, and therefore is more open and rural in character.

The sub-area adjoins TO-34 to its north, and wider Green Belt to the east and south-east. The release of the sub-area in isolation would not contribute to an irregular pattern of development or undermine the wider Green Belt's role in preventing sprawl, but would bring a strong sense of enclosure to TO-34 as it would now be bounded by the settlement to the south and west, and by development along Postern Lane to the north. As the sub-area is already subject to strong urbanising influences from industrial development to the west, and is strongly visually enclosed from the wider countryside by woodland and mature treelines to the east and south, its removal in isolation is not likely to contribute to a perception of sprawl or result in significant new urbanising influences being brought to the surrounding Green Belt.

The sub-area's removal in combination with TO-34 would be in keeping with existing development form and would not undermine the wider Green Belt's role in preventing sprawl. The surrounding Green Belt to the north, east and south-east would now have an increased role in preventing further sprawl as it would now be located at the settlement edge. However, a railway line to the south and dense woodland to the south-east, as well as Postern Lane to the north, act as prominent physical and visual barriers to further sprawl, so the overall impact on the Green Belt's role in safeguarding the countryside from encroachment is not likely to be significant.

Summary of wider assessment

Overall, the sub-area plays an important role with respect to the Stage 1 parcel, but its release in combination with TO-34 is not likely to significantly harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	The inner boundary is readily recognisable and likely to be permanent. The outer boundaries are readily recognisable but not necessarily likely to be permanent. If the sub-area was released in isolation or in combination with TO-34, 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 combination with TO-34 as RC-016.
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Recommended Area Map

Legend

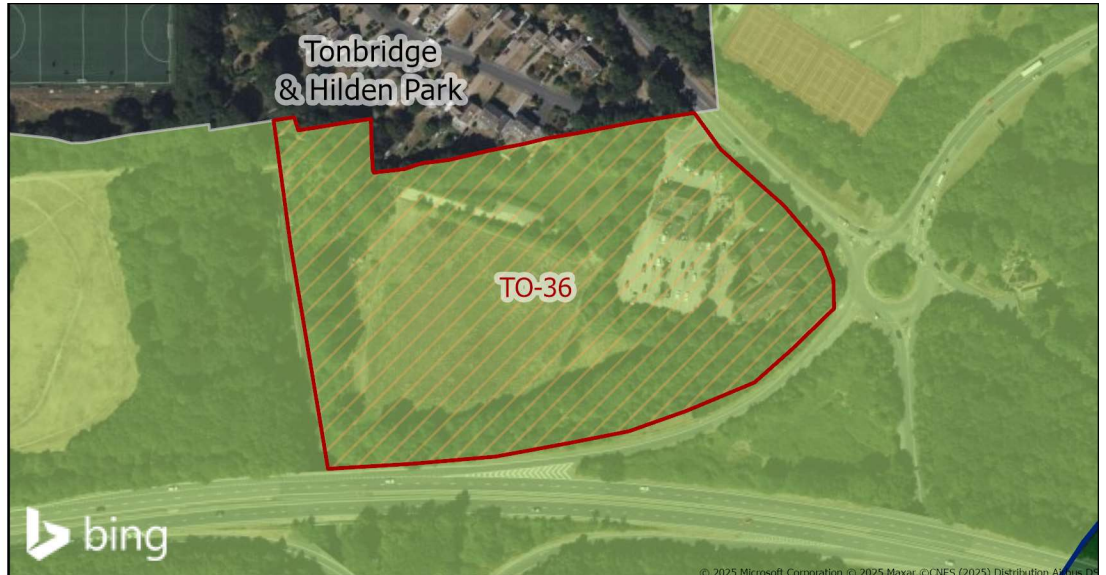
-  Recommended Areas
-  Recommended in Combination
-  Settlements
-  Local Authority Boundaries
-  Tonbridge & Malling Green Belt
-  Neighbouring Green Belt



Legend

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

0 130 m



Boundaries

The sub-area is bounded by the edge of the Tonbridge built-up area to the north, by the A2014 (Pembury Road) to the east, by the A21 (Tonbridge Bypass) and A21 slip road to the south, and by a railway to the west. Outer boundary: east, south, west. Inner boundary: north.



Looking south-east from the north-west of the sub-area, showing a concrete trackway and areas of scrub.



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



Looking east from within the sub-area, showing a car park surrounded by mature trees.



Looking south-west from the north-east of the sub-area, showing an access road to a pub car park with an area of woodland to the right.

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 5% of the sub-area is covered by built form, comprising a pub and hotel. The rest of the sub-area is mainly scrubland as well as car parking associated with the built form, and a concrete and gravel track. There are significant urbanising influences from views into the adjacent settlement to the north, and from views of powerlines, associated signage and structures for the main road and railway line adjacent to the sub-area. 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	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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