

**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) or (d) and performs weakly against purposes (b) and (c).

**Strategic Assessment**

| Stage 1<br>Parcel Scores (GBA)<br>for parcel P23 | Purpose (a)   |               | Purpose (b) | Purpose (c) | Purpose (d) |
|--------------------------------------------------|---------------|---------------|-------------|-------------|-------------|
|                                                  | Criterion (a) | Criterion (b) | 0           | 2           | 5           |
|                                                  | NO            | 0             |             |             |             |

**Assessment of wider impact**

At a more granular level, the sub-area performs similarly against purposes (a), (b) and (c), and more weakly against purpose (d) compared to the Stage 1 parcel. The sub-area performs more weakly against purpose (d) due to its distance from the historic core of Tonbridge, compared to the Stage 1 parcel which extends much closer to the historic town and forms a larger part of its setting.

The sub-area does not adjoin any other sub-areas, and adjoins wider Green Belt to the east, south and west. The removal of the sub-area in isolation would give the surrounding Green Belt a stronger role in preventing sprawl as it would now be located at the settlement edge. However, the A2014 (Pembury Road) to the east, the A21 (Tonbridge By-pass) to the south, and a railway line to the east act as prominent barriers to further sprawl, so the sub-area's removal is not likely to significantly undermine the wider Green Belt's role in safeguarding the countryside from encroachment. Additionally, the sub-area is strongly visually enclosed from the wider countryside and already contains development, so its removal is not likely to bring new urbanising influences to the wider Green Belt, or undermine the Green Belt's overall openness.

### Summary of wider assessment

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

### Boundary Assessment

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

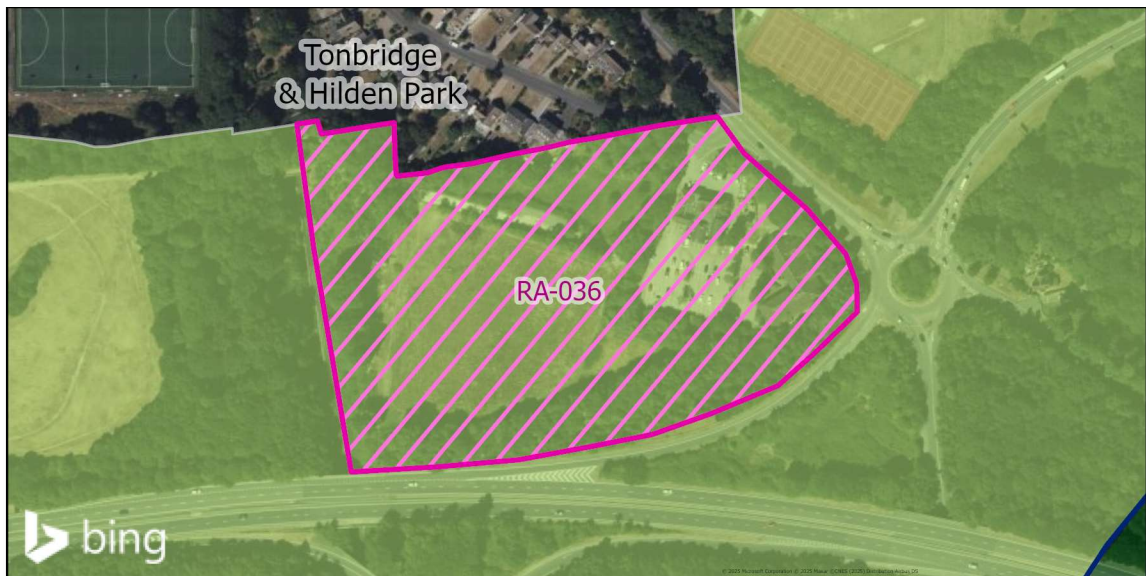
### Categorisation & Recommendation

|                                    |                                                                                                                                                                                                          |
|------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Sub-area category & recommendation | The sub-area performs weakly against the NPPF Purposes and makes a less important contribution to the performance of the wider Green Belt. Recommended for further consideration in isolation as RA-036. |
|------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### 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

0 300 m



## Boundaries

The sub-area is bounded by Lower Hayden Lane to the north, by the edge of the Tonbridge built-up area along Upper Hayden Lane to the east, and by mature tree lines to the south and west. Inner boundary: east. Outer boundary: north, south and west.



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



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



Looking south-east from the northern boundary of the sub-area, 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. |
|-----------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**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 several open agricultural fields. There are urbanising influences from views of adjacent schools, sports facilities, and residential development in the adjacent settlement. The sub-area has largely flat topography, and mature treelines prevent any views to the wider countryside to the west. Overall, the sub-area has a strongly unspoilt rural character. |
|------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**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. |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



### 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<br>Parcel Scores (GBA)<br>for parcel P24 | Purpose (a)   |               | Purpose (b) | Purpose (c) | Purpose (d) |
|--------------------------------------------------|---------------|---------------|-------------|-------------|-------------|
|                                                  | Criterion (a) | Criterion (b) | 0           | 3           | 5           |
|                                                  | NO            | 0             |             |             |             |

### Assessment of wider impact

At a more granular level, the sub-area performs similarly against purposes (a) and (b) compared to the Stage 1 parcel, performs more weakly against purpose (d), and performs more strongly against purpose (c). The sub-area performs more strongly on purpose (c) because it is not covered by any development, and therefore has a more open and rural character than the Stage 1 parcel. The sub-area performs more weakly against purpose (d) due to its distance from the historic core of Tonbridge, compared to the Stage 1 parcel which extends much closer to the historic town and forms a larger part of its setting.

The sub-area does not abut any other sub-areas, and adjoins wider Green Belt to the north, south and west. As the sub-area faces the settlement of Tonbridge and Hilden Park to the north-east and east, its removal in isolation would produce an irregular Green Belt boundary with slivers of Green Belt remaining covering Lower Haysden Lane and Upper Haysden Lane, which would undermine the wider Green Belt's integrity if not also removed. the removal of the sub-area would constitute an incongruous pattern of development and produce an irregular Green Belt boundary, undermining the wider Green Belt's overall role in safeguarding the countryside from encroachment. If the sub-area was released from the Green Belt, although the locally flat topography prevents extensive views into the surrounding countryside, new urbanising influences would be brought to the Green Belt, undermining the wider Green Belt's openness. The impact of this would be diminished to the south by the presence of the A21 (Tonbridge By-pass), but would be stronger to the west due to dispersed treelines and hedgerows forming less prominent physical or visual barriers.

### Summary of wider assessment

Overall, the sub-area plays an important role with respect to the Stage 1 parcel, and its release in isolation would harm the performance of the wider Green Belt.

### 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 predominantly readily recognisable but are in part not necessarily likely to be permanent. If the sub-area was released, the new inner Green Belt boundary would not meet the NPPF definition and would require strengthening. |
|----------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### Categorisation & Recommendation

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

## Legend

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

0 130 m



### Boundaries

The sub-area is bounded by a mature tree line to the north, by Red Hill to the east, by the edge of a residential property on Red Hill to the south, and by a paved driveway and hedgerow to the west. Inner boundary: south. Outer boundary: north, east, west.



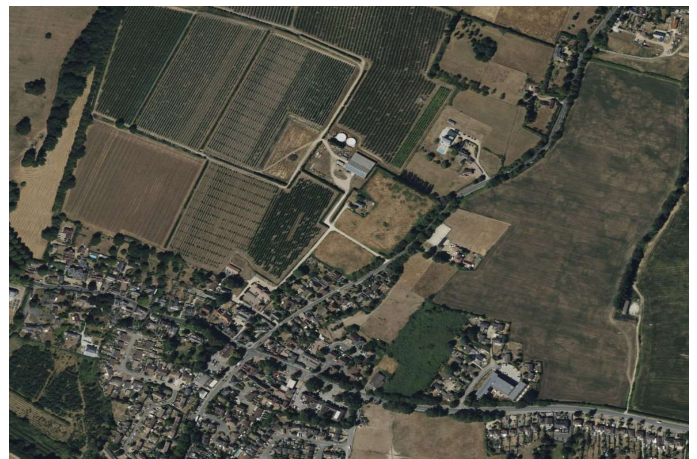
Looking south from within the sub-area, showing built development within Watringbury from across an open field.



Looking north from the western boundary of the sub-area, showing a paved track between two fields, leading to farm buildings and a residential property in the distance.



Looking north from within the sub-area across a 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           | 4           | 0           |
|                 | NO            | 0             |             |             |             |

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

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

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

|                                                                                                                             |                                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas | Due to its distance from any relevant towns, the sub-area makes no discernible contribution to the separation of towns in physical or perceptual terms. |
|-----------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|

**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 a residential property. The majority of the sub-area consists of open fields, with an area of residential garden in the north-west. There are urbanising influences resulting from direct physical and visual connection with built form within the village of Watlingtonbury to the south. The sub-area is on a slope facing Watlingtonbury, ascending towards the north, giving it a sense of enclosure from the wider countryside, and providing stronger visual connections with the settlement to the south. Overall, the sub-area has a strongly rural character. |
|------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**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. |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|

**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<br>Parcel Scores (GBA)<br>for parcel P10 | Purpose (a)   |               | Purpose (b) | Purpose (c) | Purpose (d) |
|--------------------------------------------------|---------------|---------------|-------------|-------------|-------------|
|                                                  | Criterion (a) | Criterion (b) | 3           | 3           | 0           |
|                                                  | NO            | 0             |             |             |             |

**Assessment of wider impact**

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

The sub-area faces WA-02 across Red Hill to the south-east, and adjoins wider Green Belt to the north, east and west. The release of the sub-area in isolation would be an extension of the settlement of Watringbury, but would not lead to an incongruous pattern of development and would be in keeping with existing development form. The release of the sub-area would however give the surrounding Green Belt to the north, east and west a stronger role in preventing sprawl, as it would now be located at the edge of development. As the sub-area's topography descends towards the south, the sub-area has strong visual connections with the settlement of Watringbury. The release of the sub-area would therefore not be likely to bring new urbanising influences to the Green Belt to the north, and would not significantly impact on the overall openness of the surrounding Green Belt. If the sub-area was removed in isolation, a small sliver of Green Belt would remain to the south-east, covering Red Hill, which would result in an irregular Green Belt boundary and undermine the integrity of the wider Green Belt if not also removed.

## Summary of wider assessment

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

## Boundary Assessment

|                                                                            |                                                                                                                                                                                                                                                                                                                 |
|----------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Commentary on boundary features and impact on Green Belt boundary strength | The inner boundary is readily recognisable and likely to be permanent. The outer boundary is predominantly not readily recognisable or necessarily likely to be permanent. If the sub-area were released, the new inner Green Belt boundary would not meet the NPPF definition and would require strengthening. |
|----------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

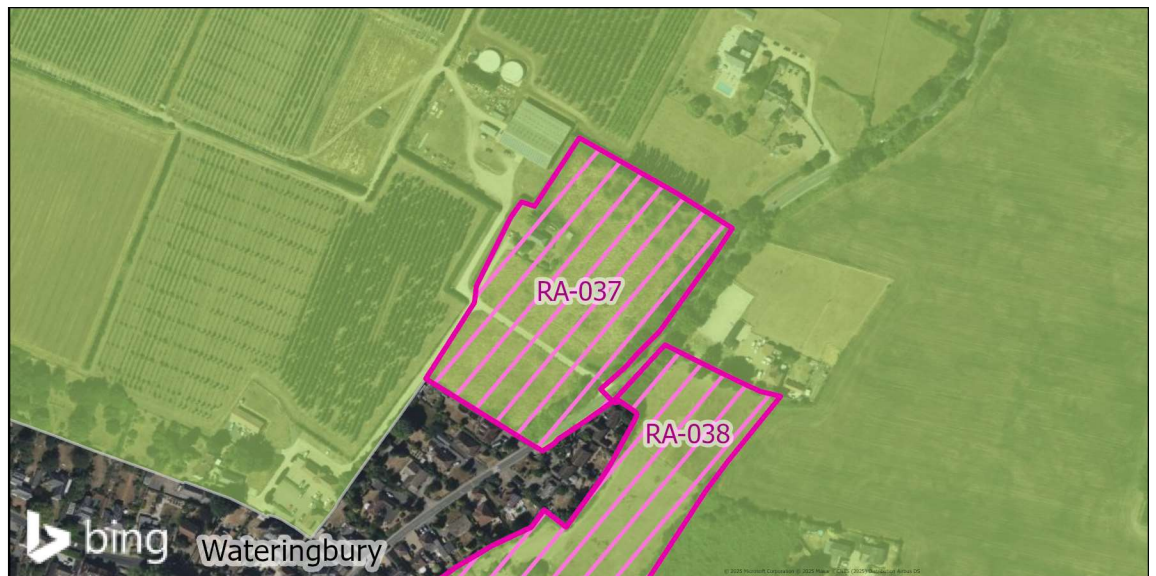
## Categorisation & Recommendation

|                                    |                                                                                                                                                                                         |
|------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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-037. |
|------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## 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 mature tree and hedge lines to the north and east, by the edge of the Watringbury built-up area to the south, by the regular backs of residential properties along Red Hill to the west, and by Red Hill to the north-west. Inner boundaries: south, west. Outer boundaries: north, east, north-west.



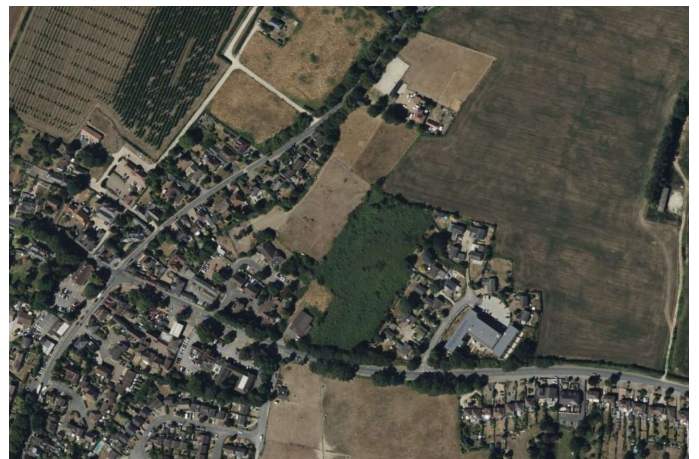
Looking east from the north-western boundary of the sub-area, showing an open field.



Looking north from the southern boundary of the sub-area, showing a doctor's surgery and associated parking.



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



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           | 3           | 0           |
|                 | NO            | 0             |             |             |             |

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

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

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

|                                                                                                                             |                                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas | Due to its distance from any relevant towns, the sub-area makes no discernible contribution to the separation of towns in physical or perceptual terms. |
|-----------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|

**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 (excluding hardstanding). Built form consists of a doctor's surgery. The rest of the sub-area comprises fields connected to a livery stables, and of a car park associated with the surgery. The sub-area is subject to significant urbanising influences from being overlooked by built form within Watlingtonbury to the south and west, and within the Green Belt to the north, which contributes to a sense of enclosure. Overall, the sub-area has a largely rural character. |
|------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**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. |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|

**Summary of assessment of sub-area against NPPF purposes (a) - (d)**

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

**Strategic Assessment**

| Stage 1<br>Parcel Scores (GBA)<br>for parcel P10 | Purpose (a)   |               | Purpose (b) | Purpose (c) | Purpose (d) |
|--------------------------------------------------|---------------|---------------|-------------|-------------|-------------|
|                                                  | Criterion (a) | Criterion (b) | 3           | 3           | 0           |
|                                                  | NO            | 0             |             |             |             |

**Assessment of wider impact**

At a more granular level, the sub-area plays a similar role against purposes (a), (c) and (d) compared to the Stage 1 parcel, and performs more weakly against purpose (b). The sub-area plays a less important role against purpose (b) as it is overall much smaller than the Stage 1 parcel, and is also located very close to the edge of the Metropolitan Green Belt, therefore not forming part of a gap between any two towns assessed for this purpose, whereas the larger Stage 1 parcel extends to form part of the gaps between Kings Hill and other towns to the south and west.

The sub-area faces WA-01 across Red Hill to the north-west, and adjoins wider Green Belt to the north and east. The release of the sub-area in isolation would be in keeping with existing patterns of development as the sub-area is partially enclosed by Watlington to the south-east, south and west. The release of the sub-area would therefore not contribute to a sense of sprawl, and would not undermine the role of the wider Green Belt with regard to safeguarding the countryside from encroachment. Due to existing built form within the sub-area, the edge of the Watlington built-up area is poorly defined, and the release of the sub-area in isolation is likely to introduce only minimal new urbanising influences to the wider Green Belt.



## Summary of wider assessment

Overall, the sub-area plays a less important role with respect to the Stage 1 parcel and if released in isolation is unlikely to significantly harm the performance of the wider Green Belt.

## Boundary Assessment

|                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|----------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Commentary on boundary features and impact on Green Belt boundary strength | The inner boundary is partially readily recognisable and likely to be permanent, however due to existing built form within the sub-area to the south, the edge of the built-up area of Waterringbury is poorly defined. The outer boundary is predominantly readily recognisable but is not necessarily likely to be permanent. If the sub-area was released from the Green Belt in isolation, the new inner Green Belt boundary would not meet the NPPF definition. The new boundary would require strengthening. |
|----------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

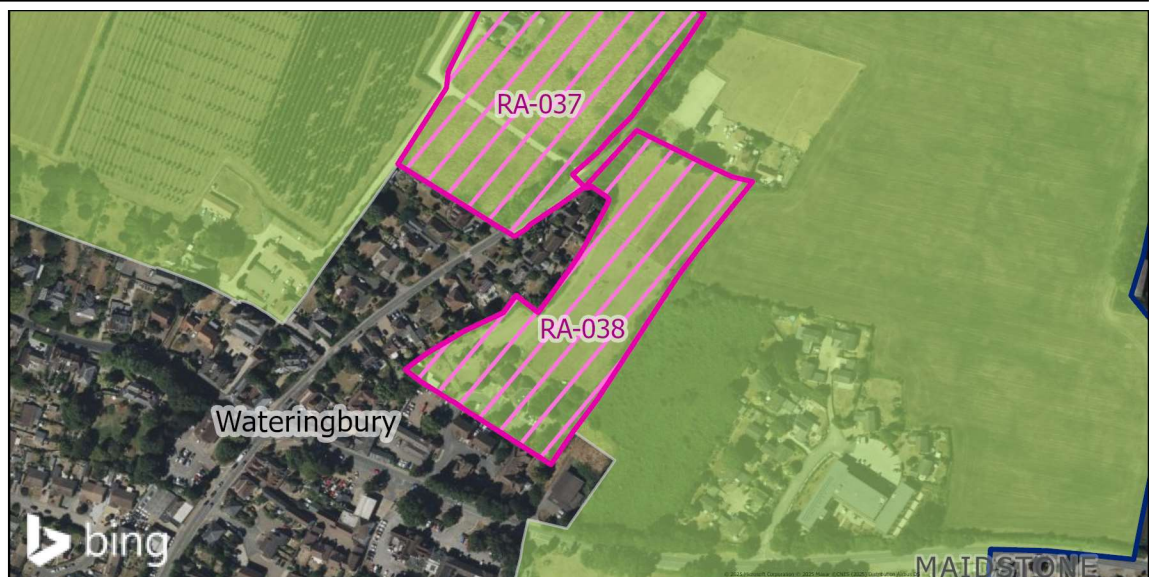
## Categorisation & Recommendation

|                                    |                                                                                                                                                                                           |
|------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Sub-area category & recommendation | The sub-area performs moderately against the NPPF purposes and makes a less important contribution to the wider Green Belt. Recommended for further consideration in isolation as RA-038. |
|------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## Recommended Area Map

### Legend

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





## Legend

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

0 230 m



## Boundaries

The sub-area is bounded by the A26 (Tonbridge Road) to the north, mature tree lines to the east and south, an access track with associated mature tree line and hedgerows to the south-west, and the regular edge of residential properties along The Brucks and Cobbs Close to the west. Inner boundaries: west. Outer boundaries: north, east, south, south-west.



Looking north-east from the west of the sub-area, showing open fields and minor structures associated with horse livery.



Looking north-west from the centre of the sub-area, across open fields towards the edge of the built-up area.



Looking south-east from the north-west of the sub-area, showing open fields and wide views to the countryside.



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

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

## Sub-area Assessment Summary

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

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

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

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

|                                                                                                                             |                                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas | Due to its distance from any relevant towns, the sub-area makes no discernible contribution to the separation of towns in physical or perceptual terms. |
|-----------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|

## 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 minor structures associated with horse livery. The majority of the sub-area consists of open fields. There are minor urbanising influences from overlooking residential properties within the built-up area and washed over development to the north-east. Mature tree lines to the south and east restrict views into the wider countryside, though views into the wider countryside from the north of the sub-area are more extensive due to the sub-area's ascending topography. Overall, the sub-area has a strongly unspoilt rural character. |
|------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## Purpose (d) To preserve the setting and special character of historic towns

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|---------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| 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. |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|

**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<br>Parcel Scores (GBA)<br>for parcel P10 | Purpose (a)   |               | Purpose (b) | Purpose (c) | Purpose (d) |
|--------------------------------------------------|---------------|---------------|-------------|-------------|-------------|
|                                                  | Criterion (a) | Criterion (b) | 3           | 3           | 0           |
|                                                  | NO            | 0             |             |             |             |

**Assessment of wider impact**

At a more granular level, the sub-area plays a similar role against purposes (a) and (d) compared to the Stage 1 parcel, performs more weakly against purpose (b), and more strongly against purpose (c). The sub-area plays a less important role against purpose (b) as it is located very close to the edge of the Metropolitan Green Belt and therefore does not form part of a gap between any two towns assessed for this purpose, whereas the larger Stage 1 parcel extends to form part of the gaps between Kings Hill and other towns to the south and west. The sub-area plays a more important role against purpose (c) as it is overall much less covered by development than the larger Stage 1 parcel, and therefore has a more open and rural character.

The sub-area adjoins the wider Green Belt to the north, east, south and south-west. The release of the sub-area in isolation would constitute an extension of Watlington and would contribute to ribbon development along the A26 (Tonbridge Road). The presence of development within the Green Belt to the north and north-east additionally means that the sub-area's removal would be likely to contribute to an increased perception of sprawl along the A26 (Tonbridge Road), undermining the wider Green Belt's role in safeguarding the countryside from encroachment. The release of the sub-area in isolation would enclose an area of Green Belt to the south-west of the sub-area. However, as this area consists of a recreation ground and cricket club at the urban edge, it already has an urban managed character, so the release of the sub-area would not have a significant impact on this area's role in safeguarding the countryside from encroachment, or its sense of openness. Due to development to the north and north-west of the sub-area, its removal is not likely to introduce significant new urbanising influences to the wider Green Belt in these directions, however the sub-area's topography which descend away from Watlington to the south-east means that development within the sub-area would likely be visible from further afield and would undermine the wider Green Belt's sense of openness. The release of the sub-area in isolation would also result in a narrow remaining strip of Green Belt to the east, between Watlington and the edge of the Metropolitan Green Belt. The narrowness of this strip of Green Belt may compromise the integrity and performance of the wider Green Belt.

### Summary of wider assessment

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

### Boundary Assessment

|                                                                            |                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Commentary on boundary features and impact on Green Belt boundary strength | The inner boundary 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, the new inner Green Belt boundary would not meet the NPPF definition. The new boundary would require strengthening. |
|----------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### Categorisation & Recommendation

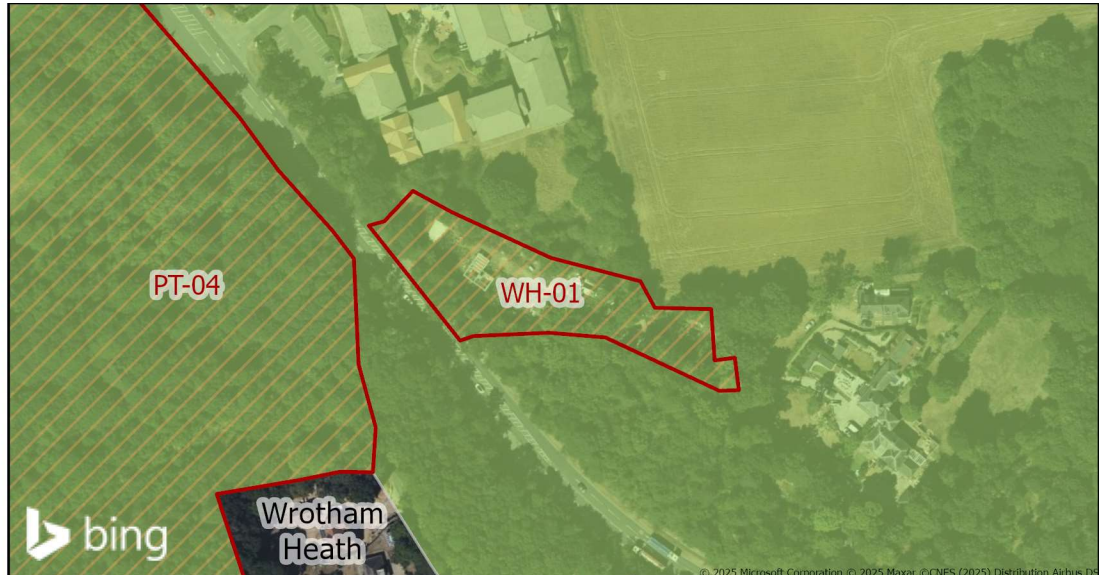
|                                    |                                                                                                                                                                  |
|------------------------------------|----------------------------------------------------------------------------------------------------------------------------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



## Legend

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

0 100 m



## Boundaries

The sub-area is bounded by dense woodland and tree line to the north, a mature tree line and dense hedgerow to the south, and the A20 (London Road) to the west. Inner boundaries: None. Outer boundaries: north, east, south, west.



Looking east into the sub-area from outside the western boundary towards a road and residential properties.



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           | 2           | 0           |
|                 | NO            | 0             |             |             |             |

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

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

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

|                                                                                                                             |                                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas | Due to its distance from any relevant towns, the sub-area makes no discernible contribution to the separation of towns in physical or perceptual terms. |
|-----------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|

**Purpose (c) To assist in safeguarding the countryside from encroachment**

|                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Protects the openness of the countryside and is least covered by development | <p>NOTE: Unable to access the interior of the sub-area. This assessment has been completed largely from aerial photography.</p> <p>Approximately 10% of the sub-area is covered by built form (excluding hardstanding). The built form comprises several residential and amenity buildings. The majority of the sub-area is covered by hardstanding, with areas of woodland to the east. The sub-area is strongly visually enclosed by mature treelines to the east, south and west, limiting any views into the wider countryside. Breaks in the treeline to the north provide partial views of washed over development, bringing urbanising influences to the sub-area. Overall, the sub-area has a semi-urban character.</p> |
|------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**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. |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|

### Summary of assessment of sub-area against NPPF purposes (a) - (d)

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

### Strategic Assessment

| Stage 1<br>Parcel Scores (GBA)<br>for parcel P7 | Purpose (a)   |               | Purpose (b) | Purpose (c) | Purpose (d) |
|-------------------------------------------------|---------------|---------------|-------------|-------------|-------------|
|                                                 | Criterion (a) | Criterion (b) | 5           | 3           | 1           |
|                                                 | NO            | 0             |             |             |             |

### Assessment of wider impact

At a more granular level, the sub-area performs similarly against purpose (a), and more weakly against purposes (b), (c) and (d) compared to the Stage 1 parcel. The sub-area performs a less important role against purpose (b) as it is much smaller than the Stage 1 parcel, and therefore does not form a significant part of the gap between any two towns. The sub-area performs more weakly against purpose (c) because it already contains significant development and is therefore less rural and open in character than the larger Stage 1 parcel. The sub-area performs more weakly against purpose (d) because it is not in proximity to any historic town, whereas the larger Stage 1 parcel extends to take in the context of West Malling.

The sub-area does not adjoin any other sub-areas, although it faces PT-04 across the A20 (London Road) to the west. The release of the sub-area in isolation would create a 'hole' in the Green Belt, undermining the integrity of the wider Green Belt and contributing to an irregular pattern of development. This would impact the performance of the Green Belt to the north and east with regards to its role in preventing sprawl, however as the sub-area abuts washed-over development to the north and east, in practice these impacts would be minimal as the surrounding Green Belt's role is already impacted in this regard. In addition, as the sub-area is already developed it is an anomaly in the Green Belt, and its removal would therefore not be likely to compromise the wider Green Belt's openness. In addition, the sub-area is strongly visually enclosed by mature treelines on all boundaries and has very little visual connection to the wider countryside, so its removal is not likely to introduce any new urbanising influences to the Green Belt, or compromise the wider Green Belt's performance against purpose (c).

### Summary of wider assessment

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

### Boundary Assessment

|                                                                            |                                                                                                                                                                                                                                                                                              |
|----------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Commentary on boundary features and impact on Green Belt boundary strength | 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, the new inner Green Belt boundary would not meet the NPPF definition. The new boundary would require strengthening. |
|----------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### Categorisation & Recommendation

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



## Legend

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

0 130 m



## Boundaries

The sub-area is bounded by the regular backs of residential properties and gardens along Churchfields to the north-east, by a mature tree line to the south-east and south-west and by Offham road and the regular backs of residential properties and gardens along Offham Road to the north-west. Inner boundary: north-east and north-west. Outer boundary: south-east and south-west.



Looking west from the southern boundary of the sub-area onto a grazing field



Looking north-east from the southern boundary of the sub-area onto a grazing field



Looking north-east from the southern boundary of the sub-area onto a grazing field and residential properties



Looking east onto a grazing field and residential properties

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

| Sub-area scores | Purpose (a)   |               | Purpose (b) | Purpose (c) | Purpose (d) |
|-----------------|---------------|---------------|-------------|-------------|-------------|
|                 | Criterion (a) | Criterion (b) | 1           | 5           | 5           |
|                 | NO            | 0             |             |             |             |

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

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

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

|                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-----------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas | The sub-area forms a less essential part of the gap between the towns of West Malling and Kings Hill. Due to its visually enclosed character and the presence of Ashton Way (A228) which provides an additional physical and perceptual barrier to the settlements merging, it is judged that the gap is of sufficient scale that the release of the sub-area would not result in physical or perceptual merging between neighbouring towns. |
|-----------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**Purpose (c) To assist in safeguarding the countryside from encroachment**

|                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Protects the openness of the countryside and is least covered by development | The sub-area is not covered by any built form. The sub-area consists of a flat grazing field with dispersed trees. Due to the mature tree lines to the east and south, there are no outward views towards the wider countryside from the sub-area which has an enclosed character. There are urbanising influences from the residential properties to the west and north. Overall, the sub-area has a strongly unspoilt rural character. |
|------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**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 directly abuts the conservation area of West Malling and is intervisible from numerous heritage assets within it, including the Church of St Mary the Virgin. It plays an important role in preserving the setting of the historic town of West Malling and makes a considerable contribution to its special character. |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### 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 purpose (a), meets purpose (b) weakly, but performs strongly against purposes (c) and (d).

### Strategic Assessment

| Stage 1<br>Parcel Scores (GBA)<br>for parcel P8 | Purpose (a)   |               | Purpose (b) | Purpose (c) | Purpose (d) |
|-------------------------------------------------|---------------|---------------|-------------|-------------|-------------|
|                                                 | Criterion (a) | Criterion (b) | 5           | 4           | 5           |
|                                                 | NO            | 0             |             |             |             |

### Assessment of wider impact

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

The sub-area faces WM-02 across an unnamed driveway to the south-west, and adjoins the wider Green Belt to the south-east and south. Due to its visually enclosed character and flat topography, the release of the sub-area in isolation will have only limited new urbanising influences on the wider Green Belt to the south-east or on WM-02 to the south-west, therefore only having a limited impact on these areas' performance against purpose (c). The presence of washed over development to the south and south-west of the sub-area would also lessen the perceptual impact of the release of the sub-area on the openness of the wider Green Belt. The sub-area directly adjoins the West Malling Conservation Area to its south-east and partially to its south-west and north-east. Removal from the Green Belt would therefore have a direct impact on the character of West Malling as a historic town, as many assets within the Conservation Area are intervisible from the sub-area, despite the presence of surrounding vegetation. The release of the sub-area in isolation would additionally result in a narrow sliver of Green Belt along Offham Road to the north-west, which would form an irregular Green Belt boundary and would undermine the integrity of the wider Green Belt if not also removed.

### Summary of wider assessment

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

### Boundary Assessment

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

### Categorisation & Recommendation

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