

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 P16	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	3	4	0
	NO	0			

Assessment of wider impact

At a more granular level, the sub-area performs similarly against purposes (a), (c) and (d), and performs more weakly against purpose (b) compared to the Stage 1 parcel, and performs. The sub-area plays a less important role against purpose (b) due to the smaller size of the sub-area compared to the larger Stage 1 parcel, which leads it to play a much less significant role in maintaining the gap between any two towns.

The sub-area does not adjoin any other sub-area, and is surrounded by the wider Green Belt to the north-east, south-east, south and west. The release of the sub-area in isolation would be an irregular extension of Plaxtol and would enclose areas of Green Belt to the north-east and north-west, diminishing their role in preventing sprawl and undermining the wider Green Belt's role with regard to safeguarding the countryside from encroachment. The sub-area's removal would also impact the performance of the wider Green Belt to the south and west in preventing sprawl and maintaining openness as it would now be located on the settlement edge. Due to the strong visual barrier provided by areas of woodland to the south-east, south and west, urbanising influences resulting from the removal of the sub-area would have a reduced impact on the surrounding Green Belt and would not compromise the sense of openness of the countryside.

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 unlikely to significantly harm the performance of the wider Green Belt.

Boundary Assessment

<p>Commentary on boundary features and impact on Green Belt boundary strength</p>	<p>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, the new inner Green Belt boundary would not meet the NPPF definition. The new boundary would require strengthening.</p>
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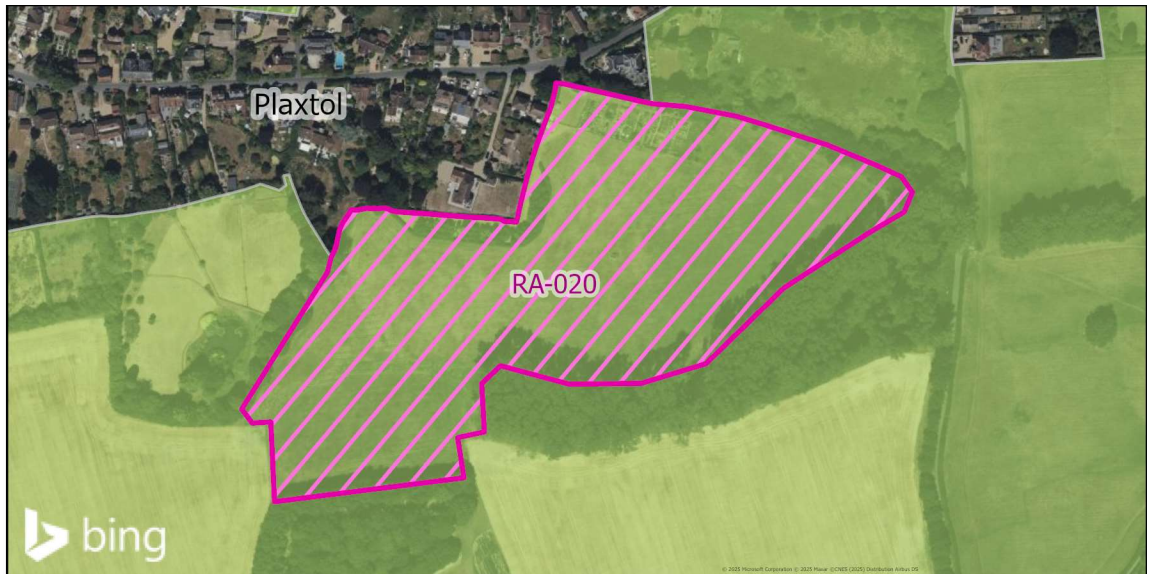
Categorisation & Recommendation

<p>Sub-area category & recommendation</p>	<p>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-020</p>
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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

0 100 m



Boundaries

The sub-area is bounded by the edge of the Platt built-up area to the north, largely following the boundaries of residential properties on Maidstone Road and Platt Mill Close. To the east the sub-area is bounded by a paved access road along the regular backs of residential properties on Long Mill Lane and Greenlands. To the south, the sub-area is bounded by a paved access road, and to the west by a mature tree line. Inner boundaries: north, east. Outer boundaries: south, west.



Looking north-west from the southern boundary of the sub-area, showing an open field with residential properties to the rear.



Looking north-east from the south-western corner of the sub-area, showing an open field with residential properties to the rear.



Looking south from the northern boundary of the sub-area, showing residential properties around a cul-de-sac.



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

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

Sub-area Assessment Summary

Sub-area scores	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	0	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	As the settlements of Platt and Borough Green already adjoin each other, and Platt is not considered a town for Green Belt purposes, the sub-area makes no discernible contribution to the separation of neighbouring 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 13% of the sub-area is covered by built form. Built form is located in the north of the sub-area and consists of several residential dwellings. The rest of the sub-area consists predominantly of a field, as well as gardens associated with the residential properties. There are significant urbanising influences from the presence of built form within the sub-area, and from being overlooked by the adjacent settlement to the north and east. Overall, the sub-area has a semi-urban character.
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Purpose (d) To preserve the setting and special character of historic towns

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

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

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 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 purposes (a) and (d), and more weakly against purposes (b) and (c) compared to the Stage 1 parcel. The sub-area performs a less important role against purpose (b) due to being much smaller than the Stage 1 parcel, and being enclosed by the settlements of Borough Green and Platt, thus causing it to play no role in maintaining the gaps between any two towns. The sub-area performs more weakly against purpose (c) as it is overall much more developed than the larger Stage 1 parcel, and thus has a less open and rural character.

The sub-area does not abut any other sub-area, and adjoins but borders the wider Green Belt to the south and south-west. The sub-area is largely enclosed by the Platt and Borough Green built-up areas to the north, east and north-west, and due to existing built form within the sub-area, the edge of the settlement of Platt is poorly defined. The release of the sub-area is therefore not likely to bring new urbanising influences to the wider Green Belt, and is not likely to impact the role of the wider Green Belt with regard to maintaining the openness of the countryside. As the Green Belt to the south-west of the sub-area is already significantly enclosed by Platt and Borough Green, the release of the sub-area is not likely to significantly impact the surrounding Green Belt's role in preventing sprawl as it is already located at the settlement edge and has a reduced sense of openness. The removal of the sub-area in isolation would produce an irregular Green Belt boundary, with a sliver of Green Belt remaining to the east covering a paved access track, which would undermine the integrity of the Green Belt if not also removed.

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

<p>Commentary on boundary features and impact on Green Belt boundary strength</p>	<p>The inner boundary is likely to be permanent as it follows the edge of the built-up area, but as the settlement edge is poorly defined, the inner boundary is not readily recognisable. The outer boundaries are 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 of being readily recognisable and likely to be permanent, and would require strengthening.</p>
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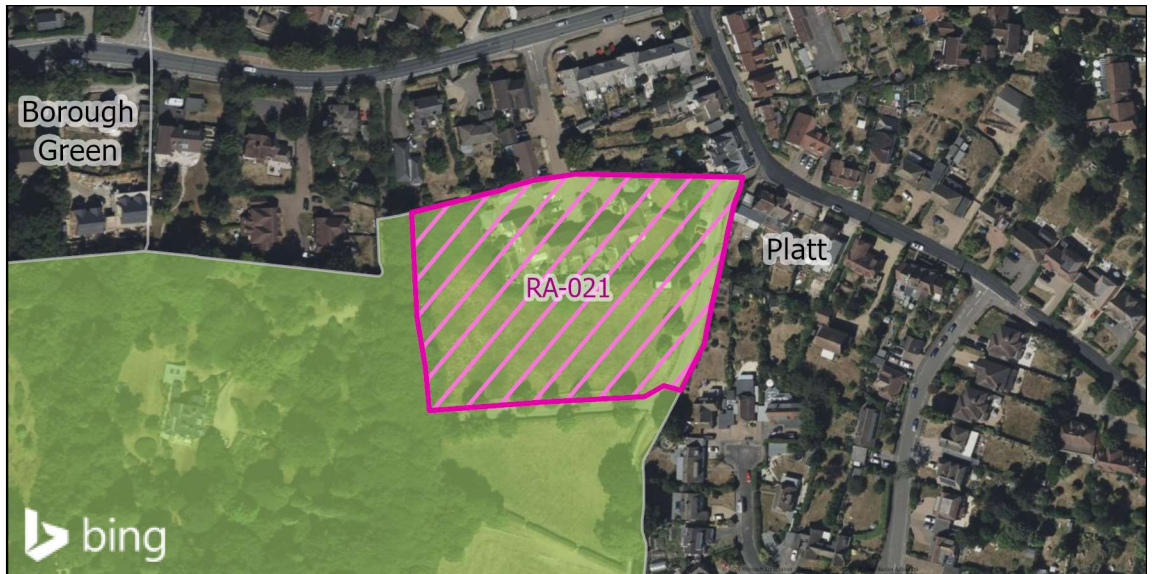
Categorisation & Recommendation

<p>Sub-area category & recommendation</p>	<p>The sub-area performs weakly against the NPPF purposes and makes a less important contribution to the wider Green Belt. Recommended for further consideration with a sliver of Green Belt to the east as RA-021.</p>
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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



Boundaries

The sub-area is bounded by Potash Lane to the north, the regular backs of residential properties to the north-east, the edge of woodland to the south-east, the regular edge of development to the west and north-west. Inner boundaries: north, north-east, west and north-west. Outer boundaries: south-east.



Looking east from northern boundary with view of field and adjacent residential property.



Looking north from centre of sub-area with views of field, tree line and adjacent residential properties.



Looking north-west from southern boundary with views of field, dispersed trees and adjacent residential property.



Looking south-west from northern boundary with views of field, residential property and mature tree line.

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

Sub-area Assessment Summary

Sub-area scores	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	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 location, small scale and enclosure within Platt, the sub-area makes no discernible contribution to the separation of neighbouring towns in physical or perceptual terms.
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Purpose (c) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	The sub-area is not covered by any built form. The sub-area comprises an open field. Slightly rising topography towards the south allows for long views to the north across the settlement of Platt and to the wider countryside beyond. There are no views towards the south due to the mature tree line on the southern boundary which gives the sub-area a sense of enclosure. There are urbanising influences from adjoining residential properties within the settlement of Platt to the north-east and 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	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 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), more weakly against purposes (b) and (d), and more strongly against purpose (c) compared to the Stage 1 parcel. The sub-area performs a less important role against purpose (b) due to being much smaller than the Stage 1 parcel, and being enclosed by the settlement of Platt, thus causing it to play no role in maintaining the gaps between any two towns. The sub-area plays a more important role against purpose (c) as it is not covered by any development and thus has a more open and rural character than the larger Stage 1 parcel. The sub-area plays a less important role against purpose (d) as it is not in proximity to any historic towns, 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, and adjoins wider Green Belt to the south-east. The removal of the sub-area would be in keeping with existing development form, effectively rounding off the settlement of Platt. Consequently, the sub-area's removal is not likely to impact the surrounding Green Belt's role with regards to preventing sprawl. The sub-area is also strongly visually enclosed, with dense woodland to the south preventing any strong connection to the wider countryside. The removal of the sub-area is therefore not likely to introduce new urbanising influences to the surrounding countryside, or undermine the wider Green Belt's sense of openness.

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

<p>Commentary on boundary features and impact on Green Belt boundary strength</p>	<p>The inner boundaries are readily recognisable and likely to be permanent. The outer boundaries are 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 and would require strengthening.</p>
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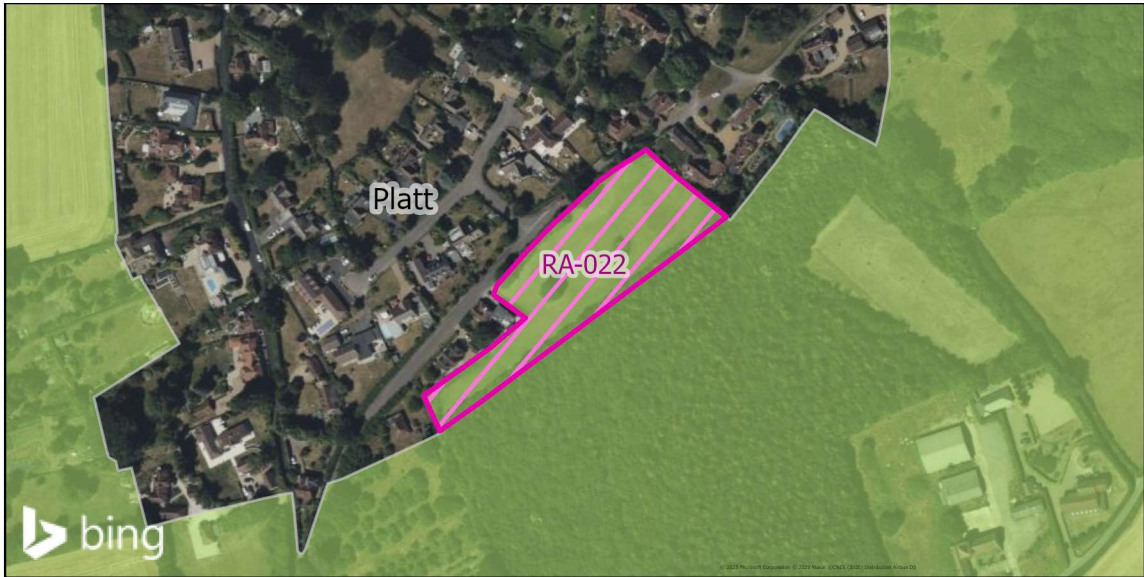
Categorisation & Recommendation

<p>Sub-area category & recommendation</p>	<p>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 RA-022.</p>
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Recommended Area Map

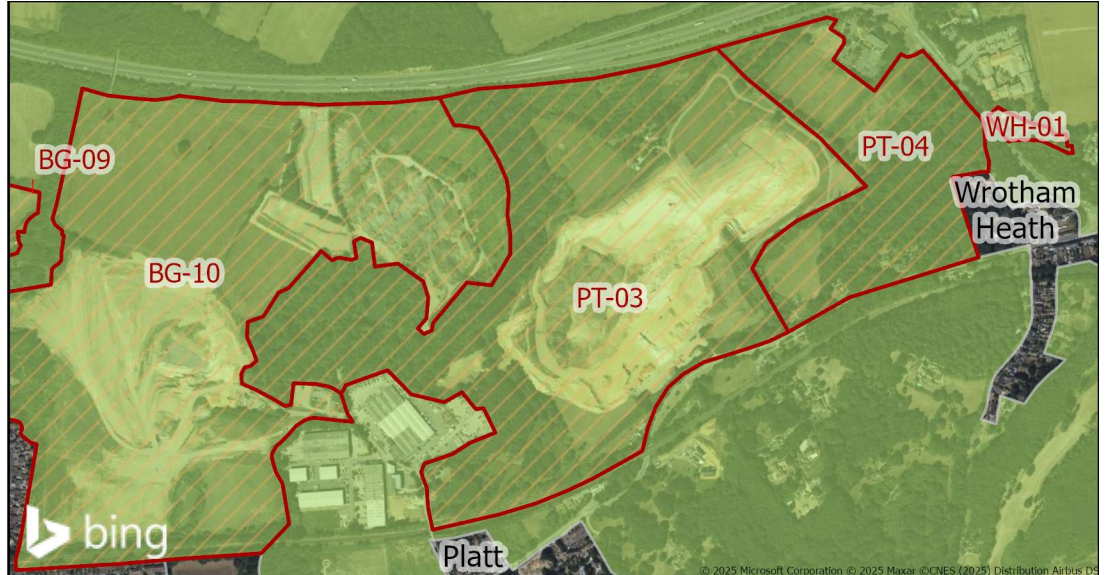
Legend

-  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



Boundaries

The sub-area is bounded by the M26 to the north, by mature tree lines to the east, and by the A25 (Maidstone Road) and a rail line to the south. The south-east boundary of the sub-area follows a paved access road and the edge of an area of woodland (Botany Wood) around a commercial development to the south-west. The sub-area boundary follows the edge of an area of woodland (Firemanshaw Wood) to the north-west. Inner boundaries: none. Outer boundaries: north, east, south, west.



Looking north-east from the southern boundary of the sub-area, showing an area of scrubland with a quarry behind.



Looking north from within the western part of the sub-area, showing an area of woodland and a gated compound containing a telecommunications mast.



Looking west from the eastern boundary of the sub-area, showing a large sand quarry.



Looking north from the south-eastern boundary of the sub-area, showing a large sand quarry and area of scrubland.

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

Sub-area Assessment Summary

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

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

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

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

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

Protects the openness of the countryside and is least covered by development	Approximately 41% of the sub-area is covered by quarrying activity and built form. The built form consists predominantly of buildings associated with quarrying activity concentrated in the centre and east of the sub-area. There are a small number of residential properties in the north and along the southern edge of the sub-area. The rest of the sub-area consists of areas of dense woodland. The south-west of the sub-area is elevated, descending towards the north and east. The sub-area is surrounded by mature tree lines and areas of dense woodland which largely prevent any views of the wider countryside or neighbouring settlements. Overall, the sub-area has a largely rural character.
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Purpose (d) To preserve the setting and special character of historic towns

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

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

Strategic Assessment

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

Assessment of wider impact

At a more granular level, the sub-area performs similarly against purposes (a) and (c), and more weakly against purposes (b) and (d) than the Stage 1 parcel. The sub-area performs a weaker role against purpose (b) compared with the Stage 1 parcel because of its much smaller size when compared to the larger Stage 1 parcel, which gives it a lesser role in maintaining the gap between any two towns. The sub-area performs more weakly against purpose (d) as it does not abut any historic town, whereas the larger Stage 1 parcel also extends to adjoin the historic town of West Malling.

The sub-area adjoins PT-04 to the east, BG-10 to the west, and wider Green Belt to the north, south-east, and south-west. As the sub-area is separated from Platt by a railway line, its removal in isolation would create a 'hole' in the Green Belt, undermining the integrity of the wider Green Belt. The sub-area's removal would give the wider Green Belt to the north, east, south-east and west a stronger role in preventing sprawl as it would now be located on the edge of the Green Belt, and would cause PT-04 to be contiguous with two areas of development, impacting its role in safeguarding the countryside. However, the M26 to the north, a railway line and the A25 (Maidstone Road) to the south, and the A20 (London Road) to the east provide strong barriers to further sprawl, so in practice the impact on the Green Belt's role in preventing sprawl and safeguarding the countryside from encroachment would be limited. The M26 also provides a visual barrier to the north, and as there is already development both within the sub-area and in the Green Belt to the east, south and west, its removal is not likely to bring new urbanising influences to the surrounding Green Belt, or undermine the wider Green Belt's overall openness. The sub-area's removal would bring increased enclosure to an area of Green Belt to the south-west, however as this area is already enclosed by Platt and is significantly developed, this would not materially impact its role in preventing sprawl, nor bring significant new urbanising influences to this area or impact the Green Belt's overall performance against purpose (c).

In combination with PT-04, sub-area's removal would constitute disproportionate and irregular sprawl of development from Wrotham Heath. This would cause Wrotham Heath to become nearly contiguous with Platt and Borough Green, impacting the surrounding Green Belt's role in preventing sprawl. However, as the sub-area and PT-04 are bounded by the M26 to the north, the A20 (London Road) to the east, and the A25 (Maidstone Road) to the south, which provide prominent physical and perceptual barriers to further sprawl, the removal of the sub-areas in combination is not likely to significantly undermine the wider Green Belt's role in preventing sprawl or safeguarding the countryside from encroachment.

In combination with BG-10, the sub-area's removal would constitute a significant irregular extension of Borough Green, giving the surrounding Green Belt a stronger role in preventing sprawl as it would now be located on the settlement edge. However, the M26 provides a strong physical and perceptual barrier, so in practice the release of the sub-areas would not significantly impact the role of the wider Green Belt to the north with regards to preventing sprawl, and would be unlikely to significantly impact its openness. In addition, as BG-10 already contains development, the release of the sub-areas is unlikely to bring significant new urbanising influences to the surrounding Green Belt or materially impact its openness or performance against purpose (c). The release of the sub-areas would also result in the almost complete enclosure of Green Belt to the north of Platt, however as this area is largely developed and enclosed to the south by Platt, it is already subject to significant urbanising influences and plays a reduced role in safeguarding the countryside from encroachment.

In combination with a wider cluster of sub-areas (BG-08, BG-09, BG-10 and PT-04), the release of the sub-area would represent a significant encroachment of development into the countryside. However, the M26 provides a strong physical and perceptual barrier, so the removal of the cluster is not likely to bring significant new urbanising influences to the wider Green Belt to the north, or materially impact its role in preventing sprawl. In addition, the A20 (London Road) to the east and a railway line and the A25 (Maidstone Road) to the south would act as strong physical barriers to further sprawl, so the removal of the cluster is not likely to significantly impact the role of the wider Green Belt in these directions with regards to preventing sprawl or safeguarding the openness of the countryside. The removal of the cluster would additionally not be likely to introduce significant new urbanising influences to the wider Green Belt, as it already contains significant development, and is adjoined to the east, south and north-west by development within the Green Belt which would limit the impact of development within the cluster.

Summary of wider assessment

Overall, the sub-area plays a less important role with regards to the Stage 1 parcel, but its release in isolation is likely to harm the performance of the wider Green Belt. However, its removal in combination with neighbouring sub-areas is not likely to significantly harm the performance of the wider Green Belt.

Boundary Assessment

<p>Commentary on boundary features and impact on Green Belt boundary strength</p>	<p>There are no inner boundaries. The outer boundaries are predominantly readily recognisable but are in parts 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.</p>
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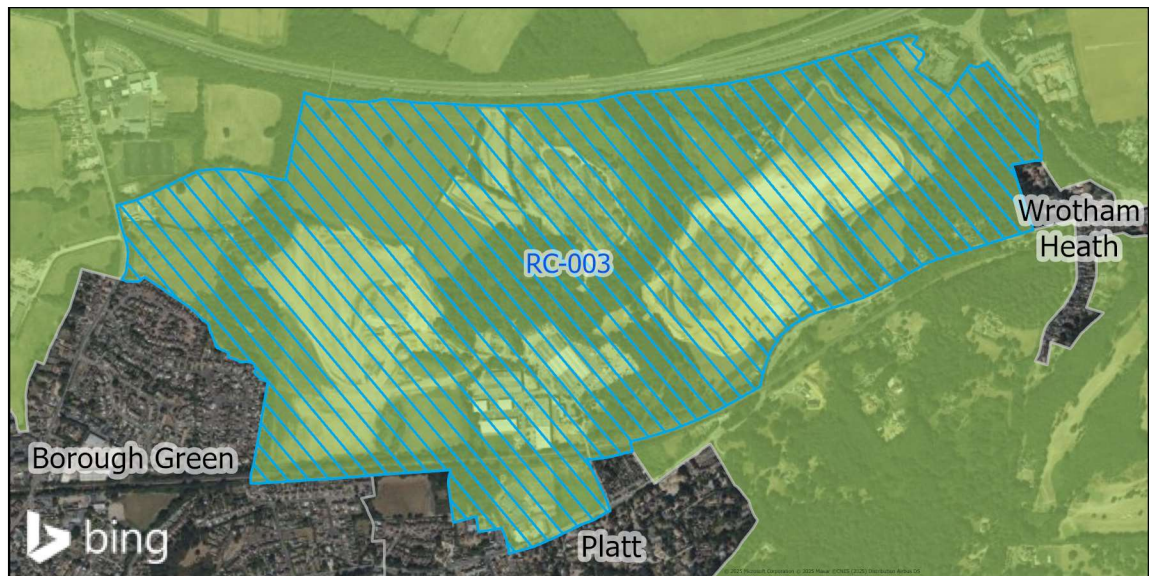
Categorisation & Recommendation

<p>Sub-area category & recommendation</p>	<p>The sub-area performs moderately against the NPPF purposes but makes a less important contribution to the wider Green Belt. Recommended for further consideration as part of a wider cluster (BG-08, BG-09, BG-10, PT-03, PT-04 and an area of Green Belt south-west of PT-03) as RC-003.</p>
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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



Boundaries

The sub-area is bounded by mature tree line and the M26 to the north, the edge of built development to the north-east, the A20 (London Road) to the east, the boundary of existing development within the built-up area of Wrotham Heath to the south-east, the A25 (Maidstone Road) to the south and mature tree line to the east. Inner boundary: south-east. Outer boundary: north, north-east, east, south and east.



Looking south from northern boundary with views of meadow and woodland



Looking south-west from northern boundary with views of meadow and tree line



Looking north from southern part of sub-area with views of woodland



Looking north along eastern boundary from south-eastern corner of the sub-area with views of woodland

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

Sub-area Assessment Summary

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

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

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

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

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

Protects the openness of the countryside and is least covered by development	Approximately 2% of the sub-area is covered by built form. The built form consists of residential and commercial properties to the south. The rest of the sub-area consists of pasture and woodland. The topography gently rises towards the south of the sub-area. The sub-area is enclosed by woodland to the south and a mature tree line to the north, creating an enclosed visual character. However, there are some urbanising influences from the office uses and associated hardstanding immediately to the north-east of the sub-area. Overall, the sub-area has a largely rural character.
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Purpose (d) To preserve the setting and special character of historic towns

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

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

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 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 purposes (a) and (c), and more weakly against purposes (b) and (d) than the Stage 1 parcel. The sub-area performs a weaker role against purpose (b) compared with the Stage 1 parcel because of its much smaller size when compared to the larger Stage 1 parcel, which gives it a lesser role in maintaining the gap between any two towns. The sub-area performs more weakly against purpose (d) as it does not abut any historic town, whereas the larger Stage 1 parcel also extends to adjoin the historic town of West Malling.

The sub-area adjoins PT-03 to the west, faces WH-01 across the A20 (London Road) to the east, and adjoins wider Green Belt to the north, north-east and south. The removal of the sub-area in isolation would be a disproportionate and irregular extension of Wrotham Heath and would contribute to an irregular pattern of development. However, the M26 to the north, the A20 (London Road) to the east, and the A25 (Maidstone Road) to the south provide prominent barriers to any further sprawl in these directions, and the sub-area is also largely enclosed by development within Wrotham Heath to the south-east, and within the Green Belt to the north-east, east and west. The sub-area therefore already plays a more limited role in preventing sprawl and safeguarding the openness of the countryside, so its removal is not likely to materially undermine the wider Green Belts performance in these regards. Due to the sub-area's large degree of visual enclosure from the wider countryside, its removal is not likely to bring significant new urbanising influences to the surrounding Green Belt or diminish the Green Belt's performance against purpose (c).

In combination with PT-03, the release of the sub-area would constitute disproportionate and irregular sprawl of development from Wrotham Heath, causing Wrotham Heath to become nearly contiguous with the Platt and Borough Green settlements and thus impacting the surrounding Green Belt's role in preventing sprawl. However, the sub-areas are bounded by the M26 to the north, the A20 (London Road) to the east, and the A25 (Maidstone Road) to the south, which provide prominent physical and perceptual barriers to further sprawl. The removal of the sub-areas in combination is therefore not likely to significantly undermine the wider Green Belt's role in preventing sprawl or safeguarding the countryside from encroachment. As PT-03 already contains significant development, and there is significant development within the Green Belt to its east and south, its removal is also not likely to bring new urbanising influences to the surrounding Green Belt, or undermine the wider Green Belt's overall openness. The removal of the sub-area in combination with PT-03 would bring increased enclosure to an area of Green Belt to the south-west, however as this area is already enclosed by the settlement of Platt, this would not materially impact its role in preventing sprawl. In addition, as this area is significantly developed, the sub-areas' removal would not bring significant new urbanising influences to this area, and would therefore not materially impact the wider Green Belt's overall openness or performance against purpose (c).

In combination with a wider cluster of sub-areas (BG-08, BG-09, BG-10 and PT-04), the release of the sub-area would represent a significant encroachment of development into the countryside. However, the M26 provides a strong physical and perceptual barrier, so the removal of the cluster is not likely to bring significant new urbanising influences to the wider Green Belt to the north, or materially impact its role in preventing sprawl. In addition, the A20 (London Road) to the east and a railway line and the A25 (Maidstone Road) to the south would act as strong physical barriers to further sprawl, so the removal of the cluster is not likely to significantly impact the role of the wider Green Belt in these directions with regards to preventing sprawl or safeguarding the openness of the countryside. The removal of the cluster would additionally not be likely to introduce significant new urbanising influences to the wider Green Belt, as it already contains significant development, and is adjoined to the east, south and north-west by development within the Green Belt which would limit the impact of development within the cluster.

Summary of wider assessment

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

Boundary Assessment

<p>Commentary on boundary features and impact on Green Belt boundary strength</p>	<p>The inner and outer boundaries are predominantly 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.</p>
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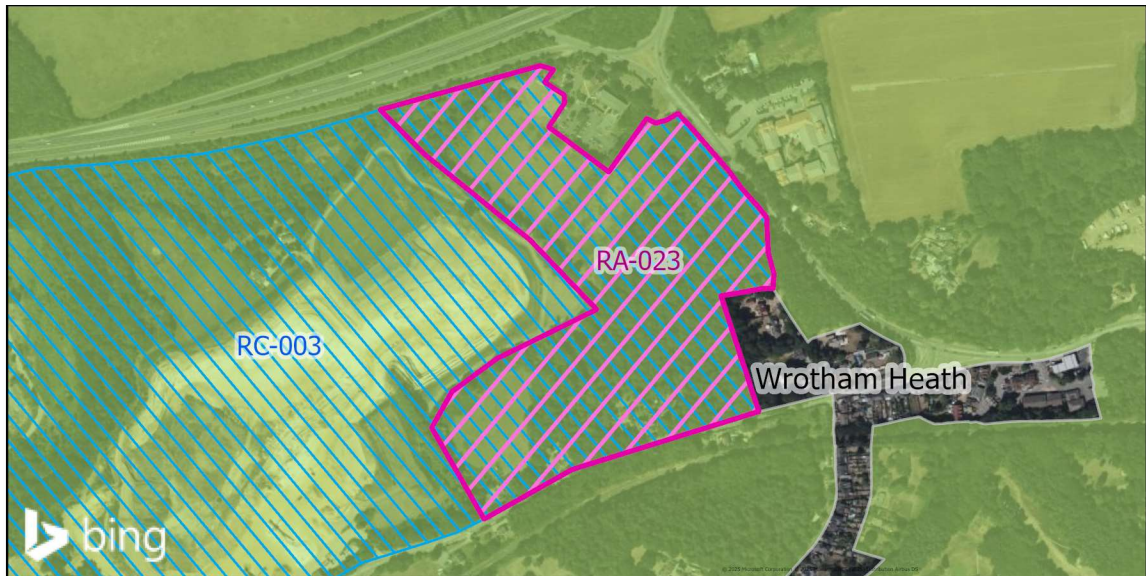
Categorisation & Recommendation

<p>Sub-area category & recommendation</p>	<p>The sub-area performs moderately against NPPF purposes but makes a less important contribution to the wider Green Belt. Recommended for further consideration in isolation as RA-023, and as part of a wider cluster (BG-08, BG-09, BG-10, PT-03, PT-04 and an area of Green Belt south-west of PT-03) as RC-003.</p>
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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

0 100 m



Boundaries

The sub-area is bounded by a driveway and mature tree line to the north, by a patch of woodland to the east, by a tree line and the edge of residential properties to the south, and by Chapel Street to the west. Inner boundaries: south. Outer boundaries: north, east, south-east, west.



Looking south-east from the north-western corner of the sub-area, showing a residential garden and open field.



Looking south from the northern boundary of the sub-area, showing an open field.



Looking east from the north-western corner of the sub-area, showing an area of hard standing, residential garden, and minor outbuildings.



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

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

Sub-area Assessment Summary

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

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

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

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

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

Protects the openness of the countryside and is least covered by development	Approximately 11% of the sub-area is covered by built form. Built form consists of a residential property and associated minor outbuildings. The rest of the sub-area consists of gardens, an open field, and a small patch of woodland. Overall, the sub-area has a largely rural character.
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Purpose (d) To preserve the setting and special character of historic towns

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

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

Strategic Assessment

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

Assessment of wider impact

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

The sub-area faces RY-02 to the west across Chapel Street, and adjoins wider Green Belt to the north, east and south-east. The removal of the sub-area would be proportionate to the scale of Ryarsh and would be in keeping with existing development form. The sub-area's removal would give the surrounding Green Belt a stronger role in preventing sprawl as it would now be located at the settlement edge. However, as the sub-area is already partly developed and also adjoins washed-over development to the north-west and urban land uses to the south-east, it already plays a reduced role in safeguarding the countryside from encroachment, so its removal would not be likely to materially impact the wider Green Belt's overall performance in this regard. The sub-area's enclosure by existing development and urban land uses to the south, west and north-west, and the presence of dense woodland to the east which acts as an additional visual barrier, also means that its removal would not be likely to undermine the wider Green Belt's openness or performance against purpose (c).

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

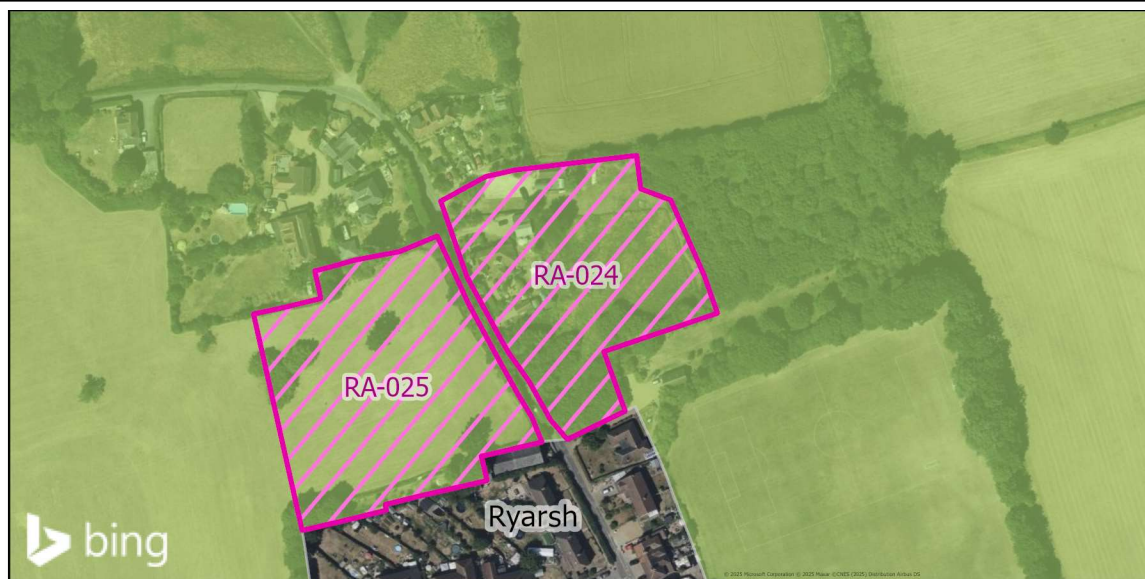
<p>Commentary on boundary features and impact on Green Belt boundary strength</p>	<p>The inner boundary is readily recognisable and likely to be permanent. The outer boundaries are predominantly readily recognisable, but are not necessarily likely to be permanent. If the sub-area was released, the new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

<p>Sub-area category & recommendation</p>	<p>The sub-area performs moderately against the NPPF purposes but makes a less important contribution to the wider Green Belt. Recommended for further consideration as RA-024.</p>
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Recommended Area Map

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



Legend

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

0 230 m



Boundaries

The sub-area is bounded by Chapel Street and the regular sides and backs of residential properties and gardens along Chapel Street to the north, by Chapel Street and the regular sides and backs of residential properties and gardens along Chapel Close to the east, by a mature hedgerow to the south-east and south, by edge of an area of woodland to the south-west, and by a hedgerow to the west. Inner boundary: east (part). Outer boundary: north, east (part), south-east, south, south-west, west.



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



Looking south-east from the north-western corner of the sub-area onto a grazing field.

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

Sub-area Assessment Summary

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

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

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

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

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

Protects the openness of the countryside and is least covered by development	<p>NOTE: Unable to access the interior of the sub-area. This assessment has been completed largely from aerial photography.</p> <p>The sub-area is not covered by any built form. The sub-area is a grazing field. The sub-area has a visually enclosed character due to the mature tree lines on the north, east and west boundaries. The gently sloping topography towards the north-west offers long views into the wider countryside to the south-east. There are urbanising influences from the residential properties to the south-east of the sub-area, particularly in its eastern part. Overall, the sub-area has a strongly unspoilt rural character.</p>
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Purpose (d) To preserve the setting and special character of historic towns

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

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

Strategic Assessment

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

Assessment of wider impact

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

The sub-area adjoins RY-03 to the south-east, faces RY-01 across Chapel Street to the north-east, and adjoins wider Green Belt to the north, south and west. The removal of the sub-area in isolation would constitute a disproportionate and irregular extension of Ryarsh, undermining the performance of the wider Green Belt with regard to safeguarding the countryside from encroachment and giving the wider Green Belt to the north, south and west a stronger role in preventing sprawl as it would now be located at the settlement edge. The removal of the sub-area would also bring significant increased enclosure to RY-03, diminishing its role in preventing sprawl and its performance against purpose (c). The removal of the sub-area would also represent the introduction of development into previously undeveloped countryside, bringing new urbanising influences to the Green Belt to the north-west and west in particular. This would undermine the wider Green Belt's sense of openness and diminish the performance of the surrounding Green Belt with regard to safeguarding the countryside from encroachment. However, the north-eastern part of the sub-area, adjoining Chapel Lane, is strongly enclosed by existing development and therefore already plays a reduced role in preventing sprawl and has a reduced sense of openness. The partial removal of this part of the sub-area would be in keeping with existing development form, effectively constituting infill development, and would be proportionate to the scale of the settlement. Due to its existing enclosure by development to the north, east and south, the removal of this part of the sub-area would not be likely to bring significant new urbanising influences to the wider Green Belt, nor significantly alter the wider Green Belt's overall sense of openness or performance against purpose (c).

In combination with RY-03, the removal of the sub-area would constitute a disproportionate extension of Ryarsh, undermining the performance of the wider Green Belt with regard to safeguarding the countryside from encroachment. The removal of the sub-areas would also bring new urbanising influences to the Green Belt to the north-west and west, and would therefore diminish the overall Green Belt's openness and performance against purpose (c).

Summary of wider assessment

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

Boundary Assessment

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

<p>Sub-area category & recommendation</p>	<p>The sub-area performs strongly against the NPPF purposes but makes a partly less important contribution to the wider Green Belt. Partly recommended for further consideration in isolation as RA-025.</p>
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Recommended Area Map

Legend

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

