

### Legend

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



### Boundaries

The sub-area is bounded by dispersed tree and hedge lines to the north-east, by the edge of the Tonbridge built-up area to the south-east and south, by Tonbridge Road to the south-west, and by a mature tree line and area of woodland to the west. Inner boundary: east, south and south-west. Outer boundary: north, north-east and west.



Looking south from the northern boundary across an open field.



Looking south-west from the centre of the northern boundary across an open field to the edge of the settlement



Looking south-west from the north-eastern corner across an open field.



Looking north-east from the northern boundary towards neighbouring 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)	0	5	0
	NO	0			

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

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

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

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

Protects the openness of the countryside and is least covered by development	The sub-area is not covered by any built form. The sub-area consists of open fields. The sub-area has sloping topography which ascends towards the north, providing views into the built-up area to the south and south-west, and limiting any visual connection with the wider countryside. There are urbanising influences from direct visual connection with the adjacent settlement, and from a sense of enclosure brought by development north of the sub-area. Overall, the sub-area has a strongly unspoilt rural character.
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**Purpose (d) To preserve the setting and special character of historic towns**

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside	Although the sub-area abuts Tonbridge and Hilden Park, which is identified as a historic town, there is no relationship between the sub-area and historic features within the town, and this part of the Green Belt does not directly contribute to the town's historic context.
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### Summary of assessment of sub-area against NPPF purposes (a) - (d)

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

### Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel P21	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	3	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 more weakly against purpose (b) as it is much smaller than the Stage 1 parcel, and therefore plays a much reduced role with regard to separating any two towns. The sub-area performs more strongly against purpose (c) as it overall covered by much less development compared to the larger Stage 1 parcel, and therefore has a more open and rural character. The sub-area performs more weakly against purpose (d) due to its distance from the historic core of Tonbridge causing it to not play a role in preserving the historic setting of the town, compared to the Stage 1 parcel which extends to take in land immediately adjacent to the town's historic core.

The sub-area adjoins TO-03 to the west, TO-06 to the north, and touches TO-05 at its north corner and TO-07 at its east corner. As the sub-area is significantly enclosed to the south, its removal in isolation would not contribute to an irregular pattern of development or significantly undermine the wider Green Belt's role in preventing sprawl. However, the sub-area's removal would significantly enclose TO-03, diminishing its role in preventing sprawl and safeguarding the countryside from encroachment. The removal of the sub-area in isolation would also strengthen the role played by the wider Green Belt to the north and north-east in preventing sprawl and maintaining openness as it would now be located at the edge of the built-up area. As the topography of the sub-area descends towards the settlement to the south, it has limited visual connections to the wider countryside and its removal is therefore not likely to introduce significant new urbanising influences to the wider Green Belt or undermine the Green Belt's overall openness.

In combination with TO-03, the release of the sub-area would be in keeping with existing development form, effectively constituting infill development. As the topography of both sub-areas descends away from a ridgeline towards the settlement to the south, they have limited visual connections to the wider countryside to the north. Consequently, the removal of the sub-area alongside TO-03 is not likely to undermine the Green Belt's role in preventing sprawl, or diminish its overall openness.

In combination with a wider cluster of sub-areas (TO-02, TO-03, TO-05, TO-06, TO-07, TO-08, TO-09 and TO-10), the removal of the sub-area would constitute disproportionate and irregular sprawl of the settlement of Tonbridge and Hilden Park, significantly undermining the Green Belt's overall role in preventing sprawl. The removal of the cluster would produce a highly irregular Green Belt boundary to the east which would undermine the integrity of the Green Belt as a whole. As TO-06 and TO-07 sit across the crest of a ridgeline, development within the cluster would also be visible from further afield to the north, bringing new urbanising influences to a wider area of Green Belt and diminishing its overall openness. However, as TO-02 and TO-03 sit on the south side of the ridgeline, with topography descending to the south-west and mature treelines to the north, these sub-areas have a limited visual connection with the wider countryside. Consequently, the removal of the sub-area in combination with a smaller cluster of sub-areas (TO-02 and TO-03) is not likely to bring significant new urbanising influences to the wider Green Belt, or significantly undermine the wider Green Belt's role in preventing sprawl.



**Summary of wider assessment**

Overall, the sub-area plays an important role with respect to the Stage 1 parcel, but its release in combination with TO-02 and TO-03 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 boundaries are 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.
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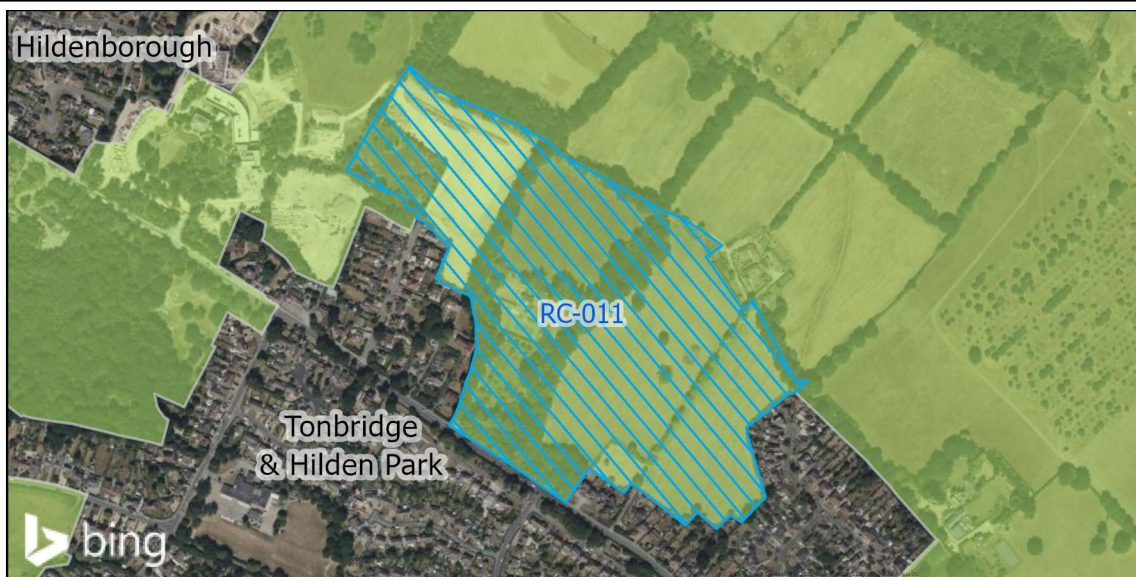
**Categorisation & Recommendation**

Sub-area category & recommendation	The sub-area performs strongly against the NPPF purposes but makes a less important contribution to the wider Green Belt. Recommended for further consideration in combination with TO-02 and TO-03 as RC-011.
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**Recommended Area Map**

**Legend**

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

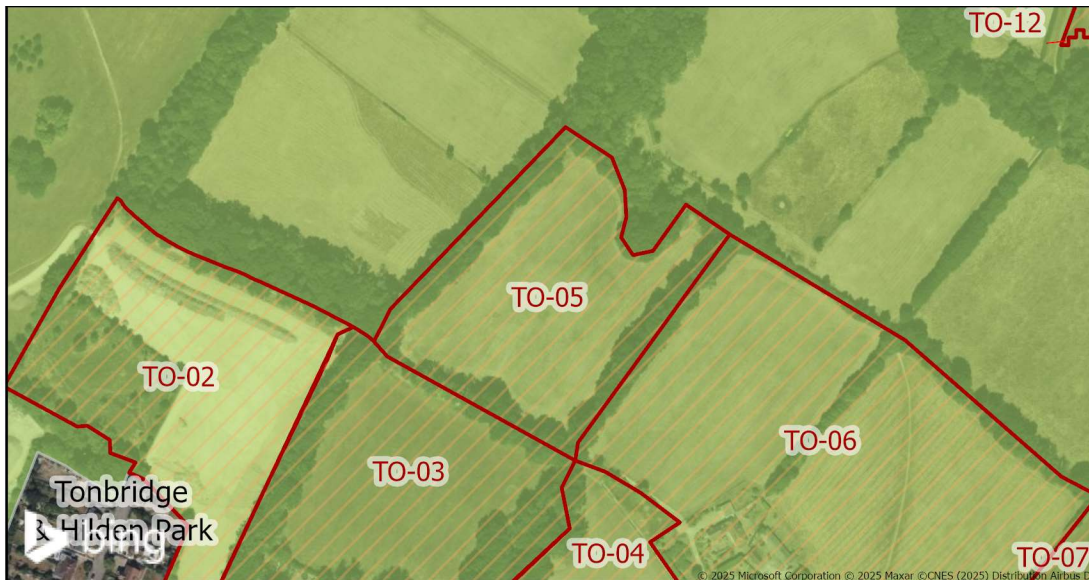




### Legend

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

0 160 m



### Boundaries

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



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



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



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



Aerial photography used as a result of limited access to sub-area. (Bing Maps, May 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 neighbouring towns, 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 consists of an open field. Mature tree lines on all sides screen any views of the wider countryside or of any neighbouring development. 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 P21	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	3	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 more weakly against purpose (b) as it is much smaller than the Stage 1 parcel, and therefore plays a much reduced role with regard to separating any two towns. The sub-area performs more strongly against purpose (c) as it not covered by any development, and therefore has an overall more open and rural character than the larger Stage 1 parcel. The sub-area performs more weakly against purpose (d) due to its distance from the historic core of Tonbridge causing it to not play a role in preserving the historic setting of the town, compared to the Stage 1 parcel which extends to take in land immediately adjacent to the town's historic core.

The sub-area adjoins TO-06 to its east and TO-03 to its south, and touches TO-04 at its south corner. The removal of the sub-area in isolation would create a 'hole' in the Green Belt, which would threaten the integrity of the wider Green Belt and contribute to an irregular pattern of development. The sub-area's removal would cause TO-03 to be contiguous with two areas of development, and would bring increased enclosure to TO-04 and TO-06, significantly undermining their roles in safeguarding the countryside from encroachment and undermining the wider Green Belt's role in preventing sprawl. As the sub-area is surrounded by mature treelines it has a limited visual connection with the wider countryside, so its removal in isolation is not likely to result in significant new urbanising influences being brought to the surrounding Green Belt.

Removal of the sub-area in combination with TO-03 would constitute an irregular pattern of development, and produce an irregular Green Belt boundary, significantly enclosing TO-04 and undermining the wider Green Belt's role in safeguarding the countryside from encroachment. Removal of the sub-areas in combination would also bring new urbanising influences to the surrounding Green Belt, particularly to TO-04 which would now be surrounded by development on three sides. However, as TO-03's topography descends towards the settlement to the south it has limited visual connections to the wider countryside and its removal alongside the sub-area is therefore not likely to materially impact the wider Green Belt's openness.

Removal of the sub-area in combination with TO-06 would create a 'hole' in the Green Belt and result in an irregular pattern of development by significantly enclosing TO-03 and TO-04, undermining the Green Belt's overall role in safeguarding the countryside from encroachment and preventing sprawl. As TO-06 sits across the crest of a ridgeline, development within the sub-areas would be visible from further afield to the north, contributing to a more significant perception of sprawl, and bringing new urbanising influences to a wider area of Green Belt, diminishing its overall openness.

In combination with a wider cluster of sub-areas (TO-02, TO-03, TO-04, TO-06, TO-07, TO-08, TO-09 and TO-10), the removal of the sub-area would constitute disproportionate and irregular sprawl of the settlement of Tonbridge and Hilden Park, significantly undermining the Green Belt's overall role in preventing sprawl. The removal of the cluster would produce a highly irregular Green Belt boundary to the east which would undermine the integrity of the Green Belt as a whole. As TO-06 and TO-07 sit across the crest of a ridgeline, development within the cluster would also be visible from further afield to the north, bringing new urbanising influences to a wider area of Green Belt and diminishing its overall openness.



### Summary of wider assessment

Overall, the sub-area plays an important role with respect to the Stage 1 parcel, and its release in isolation or in combination with neighbouring sub-areas is likely to 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 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 and would require strengthening.</p>
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### Categorisation & Recommendation

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

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



### Boundaries

The sub-area is bounded to the north-east, by a mature tree line, to the east by a hedgerow and dispersed tree line, to the south by mature tree lines, to the south-west by a hedgerow, and to the north-west by a mature tree line. Inner boundaries: south. Outer boundaries, north, east, south-east, south-west, west.



Looking south-west from the centre of the sub-area, showing agricultural buildings and residences across an open field



Looking east from the centre of the sub-area showing wide views to the countryside across an open field.



Looking south from the north-eastern boundary of the sub-area, showing an open field with a house behind.



Looking north from the south-western boundary, showing an open field.

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

## Sub-area Assessment Summary

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

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

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

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

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	Due to the scale of the gap between Tonbridge and Hilden Park and any neighbouring towns, 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 covered by approximately 2% built form. Built form is concentrated towards the south-west of the sub-area and consists of residential properties and agricultural outbuildings. The rest of the sub-area consists of open fields. Topographically the sub-area consists of a slight hill, meaning that the centre of the sub-area provides strong unbroken views into the wider countryside to the north and east, and partial views screened by a tree line of the built-up area of Tonbridge to the south-west. Overall, the sub area has a strongly rural character.
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**Purpose (d) To preserve the setting and special character of historic towns**

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside	Although the sub-area abuts Tonbridge and Hilden Park, which is identified as a historic town, there is no relationship between the sub-area and historic features within the town, and this part of the Green Belt does not directly contribute to the town's historic context.
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### Summary of assessment of sub-area against NPPF purposes (a) - (d)

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

### Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel P21	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	3	3	1
	NO	0			

### Assessment of wider impact

At a more granular level, the sub-area performs similarly against purpose (a), performs more weakly against purposes (b) and (d), and performs more strongly against purpose (c) compared to the Stage 1 parcel. The sub-area performs more weakly against purpose (b) as it is much smaller than the Stage 1 parcel, and therefore plays a much reduced role with regard to separating any two towns. The sub-area performs more strongly against purpose (c) as it overall covered by much less development compared to the larger Stage 1 parcel, and therefore has a more open and rural character. The sub-area performs more weakly against purpose (d) due to its distance from the historic core of Tonbridge causing it to not play a role in preserving the historic setting of the town, compared to the Stage 1 parcel which extends to take in land immediately adjacent to the town's historic core.

The sub-area adjoins TO-05 to the north-west, TO-07 to the east, TO-04 to the south, touches TO-03 at its west corner, and adjoins wider Green Belt to the north. The removal of the sub-area in isolation would create a 'hole' in the Green Belt, which would threaten the integrity of the wider Green Belt and contribute to an irregular pattern of development. The sub-area's removal would significantly enclose TO-03 and TO-04, diminishing their role in safeguarding the countryside from encroachment and undermining the wider Green Belt's role in preventing sprawl. As the sub-area sits across the crest of a ridgeline, development within the sub-area would be visible from further afield to the north, contributing to a more significant perception of sprawl, and bringing new urbanising influences to a wider area of Green Belt, diminishing its overall openness.

In combination with TO-04, the release of the sub-area would contribute to an irregular pattern of development, undermining the wider Green Belt's role in preventing sprawl. As TO-04 is already partly enclosed by the settlement of Tonbridge and Hilden Park, and as TO-04's topography descends to the south towards the built-up area, its removal alongside the sub-area is not likely to result in additional new urbanising influences being brought to the wider Green Belt.

Removal of the sub-area in combination with TO-05 would create a 'hole' in the Green Belt and result in an irregular pattern of development by significantly enclosing TO-03 and TO-04, undermining the Green Belt's overall role in safeguarding the countryside from encroachment and preventing sprawl. As TO-05 is surrounded by mature treelines it has a limited visual connection with the wider countryside, so its removal alongside the sub-area is not likely to result in significant additional new urbanising influences being brought to the surrounding Green Belt to the north or west.

In combination with a wider cluster of sub-areas (TO-02, TO-03, TO-04, TO-05, TO-07, TO-08, TO-09 and TO-10), the removal of the sub-area would constitute disproportionate and irregular sprawl of the settlement of Tonbridge and Hilden Park, significantly undermining the Green Belt's overall role in preventing sprawl. The removal of the cluster would produce a highly irregular Green Belt boundary to the east which would undermine the integrity of the Green Belt as a whole. As the sub-area and TO-07 sit across the crest of a ridgeline, development within the cluster would also be visible from further afield to the north, bringing new urbanising influences to a wider area of Green Belt and diminishing its overall openness.

### Summary of wider assessment

Overall, the sub-area plays an important role with respect to the Stage 1 parcel, and its release in isolation or in combination with neighbouring sub-areas is likely to 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 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 &amp; recommendation</p>	<p>The sub-area performs strongly against the NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.</p>
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Sub-area: **TO-07**

Location: West of Tonbridge

Area (ha): 32.76

### Legend

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



### Boundaries

The sub-area is bounded by the boundary of Flood Zone 3, following no discernible physical boundary features, to the north. The boundary follows mature tree lines to the east and south-east, and a dispersed tree line to the south. The boundary follows the edge of the Tonbridge built-up area to the south-west, and dispersed and mature tree lines to the west. Inner boundary: south-west. Outer boundary: north, east, south-east and west



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



Looking west from the within the south of the sub-area across an area of shrub towards the settlement edge.



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



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



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

## Sub-area Assessment Summary

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

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

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

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

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

Protects the openness of the countryside and is least covered by development	Less than 1% of the sub-area is covered by built form. Built form is concentrated in the south-west of the sub-area, and consists of residential properties and associated outbuildings. The rest of the sub-area predominantly consists of open fields, with areas of residential garden to the south-west. The sub-area is subject to urbanising influences from views of surrounding residential development and adjacent sports facilities to the east. Overall, the sub-area has a strongly rural character.
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**Purpose (d) To preserve the setting and special character of historic towns**

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside	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. The sub-area's topography, and visual screening from mature treelines and existing development to the south mean that the sub-area does not have a visual relationship with the historic core of the town. Overall, the sub-area has a weak relationship with the historic town, and does not directly contribute to the town's historic context.
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### Summary of assessment of sub-area against NPPF purposes (a) - (d)

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

### Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel P21	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)			
		NO	0	3	3

### Assessment of wider impact

At a more granular level, the sub-area performs similarly against purpose (a), performs more weakly against purposes (b) and (d), and performs more strongly against purpose (c) compared to the Stage 1 parcel. The sub-area performs more weakly against purpose (b) as it is much smaller than the Stage 1 parcel, and is largely enclosed by the settlement of Tonbridge and Hilden Park, therefore playing a much reduced role with regard to separating any two towns. The sub-area performs more strongly against purpose (c) as it overall covered by less development compared to the larger Stage 1 parcel, and therefore has a more open and rural character. The sub-area performs more weakly against purpose (d) due to its distance from the historic core of Tonbridge causing it to not play a role in preserving the historic setting of the town, compared to the Stage 1 parcel which extends to take in land immediately adjacent to the town's historic core.

The sub-area adjoins TO-06 to the west, TO-10 and TO-09 to the east, and TO-08 to the south-east. The sub-area touches TO-04 at its west corner, and adjoins wider Green Belt to the north. The removal of the sub-area in isolation would result in significant encroachment of the urban area into the countryside and would significantly enclose an area of wider Green Belt to the south-east, including TO-08 and TO-09, undermining the wider Green Belt's role in safeguarding the countryside from encroachment. As the sub-area sits across the crest of a ridgeline, it has a strong visual connection to the wider Green Belt to the north, including TO-11 and TO-12. Development within the sub-area would therefore be visible from further afield to the north, and its removal would contribute to a more significant perception of sprawl than the physical size of the sub-area alone, bringing new urbanising influences to a wider area of Green Belt, diminishing its overall openness.

Removal of the sub-area in combination with TO-06 would bring increased enclosure to TO-03 and TO-04, diminishing their role in preventing sprawl. Due to TO-06 sitting across the crest of a ridgeline, its removal alongside the sub-area would also result in increased urbanising influences being brought to the wider Green Belt to the north, undermining the sense of openness and leading to a perception of sprawl across a wider area of Green Belt.

Removal of the sub-area in combination with any of TO-08, TO-09 or TO-10 would constitute a significant encroachment of development into the countryside, undermining the wider Green Belt's openness and its role in preventing sprawl. Removal of the sub-area in combination with TO-09 would also fully enclose TO-08, producing an 'island' of Green Belt that would undermine the Green Belt's overall integrity. Removal of the sub-area in combination with either TO-09 or TO-10 would result in a highly irregular Green Belt boundary, leaving a narrow strip of Green Belt covering areas of Flood Zone 3 to the east, undermining the wider Green Belt's overall integrity and its role in safeguarding the countryside from encroachment. Removal of the sub-area in combination with TO-10 would also lead to increased enclosure of the Green Belt to the south, diminishing its role in safeguarding the countryside.

In combination with a wider cluster of sub-areas (TO-02, TO-03, TO-04, TO-05, TO-06, TO-08, TO-09 and TO-10), the removal of the sub-area would constitute disproportionate and irregular sprawl of the settlement of Tonbridge and Hilden Park, significantly undermining the Green Belt's overall role in preventing sprawl. The removal of the cluster would produce a highly irregular Green Belt boundary to the east which would undermine the integrity of the Green Belt as a whole. As the sub-area and TO-06 sit across the crest of a ridgeline, development within the cluster would also be visible from further afield to the north, bringing new urbanising influences to a wider area of Green Belt and diminishing its overall openness.

### Summary of wider assessment

Overall, the sub-area plays an important role with respect to the Stage 1 parcel, and its release in isolation or in combination with neighbouring sub-areas is likely to 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 &amp; recommendation</p>	<p>The sub-area performs strongly against the NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.</p>
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**Legend**

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

0 200 m



**Boundaries**

The sub-area is bounded by mature tree lines to the north, and by dispersed tree lines and hedge rows to the east and south-east. The boundary follows the edge of the Tonbridge built-up area to the south, and follows dispersed and mature tree lines to the west. Inner boundary: south. Outer boundary: north, east, south-east, west.



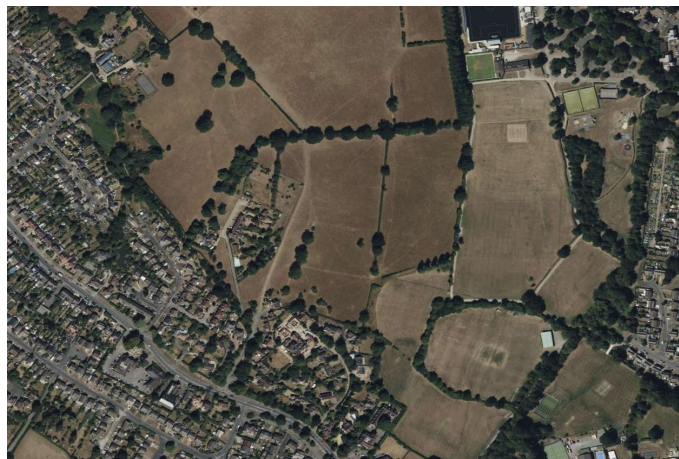
Looking north from the middle of the southern boundary of the sub-area across an open field and track



Looking north-west from the south-east of the sub-area over a track and residential property



Looking north-east from the south-west across an open field and neighbouring 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	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 the scale of the gap between Tonbridge and Hilden Park and any other town, the sub-area makes no discernible contribution to the separation of towns in physical or perceptual terms.
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**Purpose (c) To assist in safeguarding the countryside from encroachment**

Protects the openness of the countryside and is least covered by development	Approximately 2% of the sub-area is covered by built form (excluding hardstanding and temporary structures). Built form is concentrated in the west of the sub-area, and consists of several residential properties. The rest of the sub-area is predominantly comprised of open fields, with areas of residential gardens to the west. There are urbanising influences from adjacent development within the built-up area providing a sense of visual enclosure to the south of the sub-area. The topography of the sub-area consists of a slight hill, providing additional views into neighbouring built-up areas to the east and south. 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	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. The sub-area's topography, and visual screening from mature treelines to the south mean that the sub-area does not have a visual relationship with the historic core of the town. Overall, the sub-area has a weak relationship with the historic town, and does not directly contribute to the town's historic context.
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### Summary of assessment of sub-area against NPPF purposes (a) - (d)

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

### Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel P21	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	3	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) compared to the Stage 1 parcel. The sub-area performs more weakly against purpose (b) as it is much smaller than the Stage 1 parcel, and is largely enclosed by the settlement of Tonbridge and Hilden Park, therefore playing a much reduced role with regard to separating any two towns. The sub-area performs more weakly against purpose (d) due to its lack of direct visual relationship with the historic core of Tonbridge causing it to not play a role in preserving the historic setting of the town, whereas the Stage 1 parcel extends to take in land immediately adjacent to the town's historic core.

The sub-area adjoins TO-07 to the north and west, and TO-09 to the east. The removal of the sub-area in isolation would constitute an irregular pattern of development, would bring an increased sense of enclosure to TO-09 and the wider Green Belt to the south-east, and would enclose the southern part of TO-07. The sub-area's removal would therefore undermine the wider Green Belt's role in preventing sprawl and its role in safeguarding the countryside from encroachment. The removal of the sub-area would also undermine the surrounding Green Belt's openness and performance against purpose (c) by introducing new urbanising influences to the surrounding countryside.

In combination with a wider cluster of sub-areas (TO-02, TO-03, TO-04, TO-05, TO-06, TO-07, TO-09 and TO-10), the removal of the sub-area would constitute disproportionate and irregular sprawl of the settlement of Tonbridge and Hilden Park, significantly undermining the Green Belt's overall role in preventing sprawl. The removal of the cluster would produce a highly irregular Green Belt boundary to the east which would undermine the integrity of the Green Belt as a whole. As TO-07 and TO-06 sit across the crest of a ridgeline, development within the cluster would also be visible from further afield to the north, bringing new urbanising influences to a wider area of Green Belt and diminishing its overall openness.



### 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 in combination with neighbouring sub-areas 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 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.
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### Categorisation & Recommendation

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

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



### Boundaries

The sub-area is bound by a service road extending from Darenth Avenue to the north, and by the edge of Flood Zone 3, following no distinct physical boundary features to the east and south-east. The sub-area is bounded by the edge of the Tonbridge built-up area to the south-west, and by mature and dispersed tree lines to the west. Inner boundary: south-west. Outer boundary: north, east and north-west, west



Looking east from within the sub-area, showing a skatepark, children's play area, and grassy areas.



Looking north from within the sub-area, showing grass football pitches and sports facilities.



Looking south from within the sub-area, showing grass football pitches.



Looking north-east from the west of the sub-area, showing grass football pitches and sports facilities

**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	1
	NO	0			

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

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

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

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

Protects the openness of the countryside and is least covered by development	Approximately 3% of the sub-area is covered by built form. The sub-area comprises a sports ground with grass and solid-surface sports pitches and associated facility buildings. The north of the sub-area consists of mown grass playing pitches bounded by paved pathways, with a clear functional connection to adjacent sports facilities. The managed nature of these open spaces contributes to a more urban character. The south of the sub-area consist of further areas of grass which have an overall less managed character The sub-area topography is predominantly flat, and dispersed tree lines throughout the sub-area restrict views to the wider countryside as well as shielding the sub-area from urbanising influences from the surrounding built-up area. Overall, the sub-area has a semi-urban character.
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**Purpose (d) To preserve the setting and special character of historic towns**

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside	The sub-area abuts Tonbridge which is identified as a historic town. There is a weak visual relationship between the sub-area and the historic town, with only interrupted views to the sub-area possible from Dry Hill Road, which is within the north-western part of the conservation area of Tonbridge. Due to its distance from the historic core of the town, and the limited visual connection between the historic town and the sub-area, there is little sense that the sub-area contributes significantly to the setting of the historic town. Overall, the sub-area plays a limited role in preserving the setting of Tonbridge as a historic town and makes a limited contribution to its special character.
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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) or (b), and performs weakly against purposes (c) and (d).

### Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel P21	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	3	3	1
	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 more weakly against purpose (b) as it is much smaller than the Stage 1 parcel, and is largely enclosed by the settlement of Tonbridge and Hilden Park, therefore playing a much reduced role with regard to separating any two towns. The sub-area performs more weakly against purpose (c) than the Stage 1 parcel as it consists of urban uses and therefore has an overall less rural and open character than the larger Stage 1 parcel.

The sub-area abuts TO-10 to the north, TO-08 to the west, TO-07 to the north-west, and wider Green Belt to the east and south. The removal of the sub-area in isolation would produce a highly irregular Green Belt boundary, resulting in a narrow 'finger' of Green Belt to the east covering an area of Flood Zone 3 and bringing significant enclosure to the Green Belt to the south and west. This would undermine the integrity of the wider Green Belt, and undermine the Green Belt's overall role in safeguarding the countryside from encroachment. As the sub-area consists predominantly of urban land uses, it already has a less rural and open character, particularly in the northern part of the sub-area, so its removal is not likely to result in significant new urbanising influences being brought to the surrounding Green Belt. Although the sub-area is adjacent to the historic town of Tonbridge, it plays a limited role in preserving the setting of the historic town as mature treelines and existing development screen the sub-area, particularly the northern part of the sub-area, from the town's historic core. The removal of the sub-area is therefore not likely to materially diminish the Green Belt's role in preserving the historic setting of Tonbridge. As the northern part of the sub-area is overall more urban in character, and has a clear functional relationship with development to the north and east, its partial removal from the Green Belt would not be likely to materially impact the wider Green Belt's openness or its role in safeguarding the countryside. The removal of the northern part of the sub-area in isolation however would create a 'hole' in the Green Belt, separated from Tonbridge to the east by a narrow strip of Green Belt covering Flood Zone 3 which would undermine the integrity of the wider Green Belt if not also removed.

The removal of the whole of the sub-area in combination with TO-07 or TO-08 would result in irregular sprawl of Tonbridge, undermining the Green Belt's role in preventing sprawl. Removal of the sub-area in combination with TO-07 would also wholly enclose TO-08, leaving an island of Green Belt which would undermine the integrity of the wider Green Belt.

The removal of the whole of the sub-area in combination with TO-10 would produce a highly irregular Green Belt boundary, resulting in a narrow 'finger' of Green Belt to the east covering an area of Flood Zone 3 and further enclosing Green Belt to the west, undermining the integrity of the wider Green Belt. However, As TO-10 is significantly developed, the removal of the sub-area in combination with TO-10 would not introduce any additional new urbanising influences to the surrounding Green Belt, and would not be likely to materially undermine the wider Green Belt's openness or its role in preventing sprawl. As the northern part of the sub-area and TO-10 have a clear functional relationship with each other and with the settlement of Tonbridge to the east, their removal in combination would not be likely to contribute to a perception of sprawl or encroachment into the countryside.

In combination with a wider cluster of sub-areas (TO-02, TO-03, TO-04, TO-05, TO-06, TO-07, TO-08 and TO-10), the removal of the sub-area would constitute disproportionate and irregular sprawl of the settlement of Tonbridge and Hilden Park, significantly undermining the Green Belt's overall role in preventing sprawl. As TO-07 and TO-06 sit across the crest of a ridgeline, development within the cluster would also be visible from further afield to the north, bringing new urbanising influences to a wider area of Green Belt and diminishing its overall openness.

**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 in combination with neighbouring sub-areas is likely to significantly harm the performance of the wider Green Belt. However, release of the northern part of the sub-area in combination with TO-10 and adjacent areas of Flood Zone 3 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 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 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 &amp; recommendation</p>	<p>The sub-area performs weakly against the NPPF purposes and makes a partly less important contribution to the wider Green Belt. Part recommended for further consideration in combination with TO-10 and areas of adjacent Flood Zone 3 as RC-012.</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

0 160 m



### Boundaries

The sub-area is bounded to the north and east by the edge of Flood Zone 3, aligned with a minor watercourse (Hilden Brook) and mature tree lines. The south boundary consists of a paved access road, and the west boundary is formed by a mature tree line.



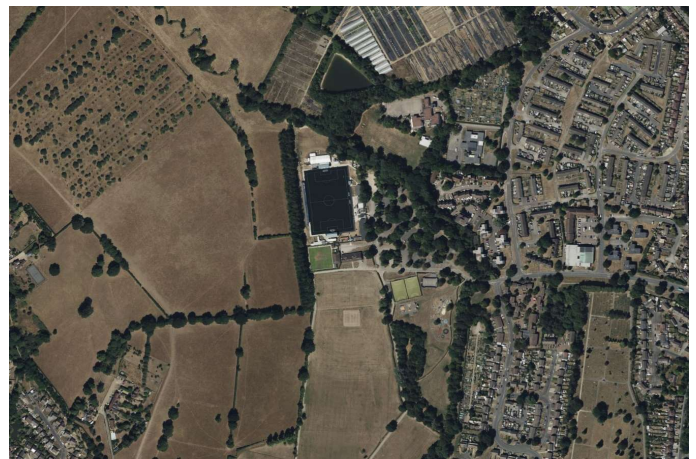
Looking north-west from the southern boundary, showing a car park.



Looking south-west from north of the sub-area, showing a sports centre, football grounds and associated outbuildings and car parking.



Looking west from within the sub-area, showing sports facilities including a football ground.



Aerial photography used as a result of limited access to sub-area. (Bing Maps, May 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	1	0
	NO	0			

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

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

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

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

Protects the openness of the countryside and is least covered by development	The sub-area is covered by approximately 6% built form (excluding hardstanding). Built form consists of sports facilities, including a football stadium, clubhouse, bowling green and associated buildings. The majority of the sub-area is covered by hardstanding, including solid-surface sports pitches and a car park. There are significant urbanising influences from development within the sub-area and from proximity to the built-up area of Tonbridge. Overall, the sub-area has an 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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