

### Legend

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



### Boundaries

The sub-area is bounded by a mature tree line, the regular edge and back of residential properties and gardens along an unnamed road to the north-east, by the regular edge and back of residential properties and gardens along an unnamed road to the south-east, by a mature tree line and the regular side and back of a residential property and garden along Offham Road to the south-west and by a mature tree line along Offham Road to the north-west. Inner boundary: part north-west. Outer boundary: north-east, south-east, south-west and part north-west.



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



Looking south from the north-western corner of the sub-area into the garden of a residential property and 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)	1	5	5
	NO	0			

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

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

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

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	The sub-area forms a less essential part of the gap between the towns of West Malling and Kings Hill. Due to its visually enclosed character and the presence of Ashton Way (A228) which provides an additional physical and perceptual barrier to the settlements merging, it is judged that the gap is of sufficient scale that the release of the sub-area would not result in physical or perceptual merging between neighbouring towns.
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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 consists of a flat open field. The sub-area is likely to have an enclosed character due to the mature tree lines to the north-east, south-east, south-west and north-west, with some urbanising influences from residential properties to the north-east and south-west. 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 directly abuts the conservation area of West Malling and is intervisible from heritage assets within it. It plays an important role in preserving the setting of the historic town of West Malling and makes a considerable contribution to its special character.
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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 purpose (a), meets purpose (b) weakly, but performs strongly against purposes (c) and (d).

### Strategic Assessment

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

### Assessment of wider impact

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

The sub-area adjoins WM-03 to the west, faces WM-01 across an unnamed driveway to the north-east, faces WM-04 across Offham Road to the north-west, and adjoins wider Green Belt to the south-east and south-west. As the sub-area faces the settlement of West Malling to the north, its removal in isolation would produce an irregular Green Belt boundary with a sliver of Green Belt remaining covering Offham Road, which would undermine the wider Green Belt's integrity if not also removed. The release of the sub-area in isolation would be an irregular extension of the town of West Malling and would result in the enclosure of Green Belt to the east, including WM-01, diminishing this area's role in preventing sprawl. As the sub-area forms an open and undeveloped part of the gap between Kings Hill and West Malling, its removal in isolation would constitute a slight erosion of this gap, giving the wider Green Belt to the south a stronger role with regards to purpose (b). Due to its visually enclosed character and flat topography, as well as washed-over development to its west and east, the release of the sub-area in isolation would not create significant new urbanising influences on the wider Green Belt, and would therefore not be likely to significantly diminish the surrounding Green Belt's performance against purpose (c). The sub-area directly adjoins the West Malling Conservation Area to its south-east and south-west. Removal of the sub-area from the Green Belt would have a direct impact on the character of West Malling as a historic town, as some assets within the Conservation Area are intervisible from the sub-area, despite the presence of surrounding vegetation.

The release of the sub-area in combination with WM-03 would constitute an irregular extension of the town of West Malling and would therefore undermine the wider Green Belt's role in safeguarding the countryside from encroachment. In addition, the release of the sub-area in combination with WM-03 would diminish the rural setting of the West Malling Conservation Area, consequently impacting the character of West Malling as a historic town and harming the surrounding Green Belt's performance against purpose (d).

### 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 boundary is readily recognisable but not necessarily likely to be permanent. If the sub-area was released, the new boundary would not meet the NPPF definition. The new boundary 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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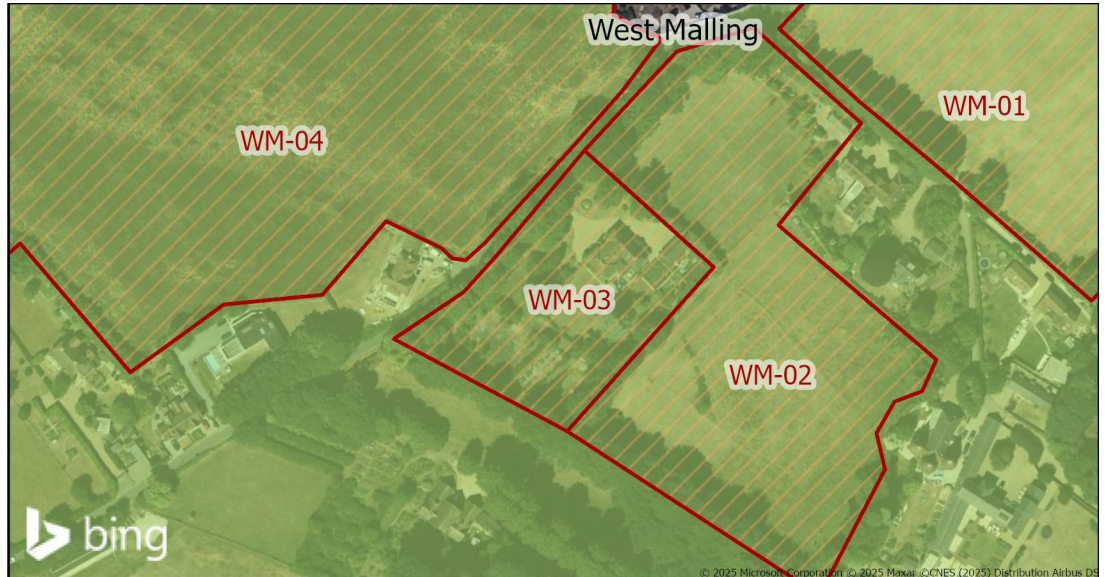
**Sub-area: WM-03**

Location: South of West Malling

Area (ha): 0.66

### Legend

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



### Boundaries

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



Looking east from the western boundary of the sub-area, showing a residential property.



Looking south-east from the western corner of the sub-area, showing 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)	1	2	3
	NO	0			

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

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

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

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	The sub-area forms a less essential part of the gap between the towns of West Malling and Kings Hill. Due to the small scale of the sub-area it physically forms only a small part of this gap. In addition, the presence of washed over development within the gap, in particular to the south around Saint Leonard's Street, as well as the presence of built form within the sub-area itself, means that the sub-area perceptually does not contribute to a sense of scale or openness of the gap. It is judged that the gap is of sufficient scale that the release of the sub-area would not result in physical or perceptual merging between neighbouring towns.
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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. The sub area consists of one residential property and associated large garden with minor structures within the curtilage. There are minor urbanising influences resulting from proximity to the town of West Malling, to which the sub-area is perceptually connected over Offham Lane to the north-west. Mature tree lines around the perimeter of the sub-area screen any views into the wider countryside. 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 the far western tip of the conservation area of West Malling. However, due to the flat landscape and intervening development and vegetation, as well as the fact that heritage assets within the Conservation Area are at a greater distance, it plays only a moderate role in preserving the setting of the historic town of West Malling and contributing to its special character.
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### Summary of assessment of sub-area against NPPF purposes (a) - (d)

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

### Strategic Assessment

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

### Assessment of wider impact

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

The sub-area borders WM-02 to the north-east and east, faces WM-04 to the north-west across Offham Lane, and adjoins the wider Green Belt to the south-west. As the sub-area does not abut a settlement, its release in isolation would create a 'hole' in the Green Belt, undermining the integrity of the wider Green Belt. The release of the sub-area would cause WM-02 and WM-04 to be contiguous with two areas of development, diminishing their overall role in safeguarding the countryside from encroachment, although the small scale of the sub-area compared to WM-04 means this impact is likely to be less significant on WM-04. As the sub-area is already developed and has a semi-urban character, its release in isolation is not likely to introduce significant new urbanising influences to WM-02, WM-04 or the wider Green Belt, nor impact the surrounding Green Belt's overall sense of openness and its role in safeguarding the countryside from encroachment. The release of the sub-area would cause the wider Green Belt to the south-west to now be located on the edge of development, giving it a more important role in safeguarding the countryside from further encroachment. However, strong visual buffers around the boundary of the sub-area would limit the overall impact on the wider Green Belt's function.

If released in combination with WM-02, the release of the sub-area would constitute an irregular extension of the town of West Malling and would therefore undermine the wider Green Belt's role in safeguarding the countryside from encroachment. As WM-02 faces the settlement of West Malling to the north, its removal would produce an irregular Green Belt boundary with a sliver of Green Belt remaining covering Offham Road, which would undermine the wider Green Belt's integrity if not also removed. Additionally, the release of the sub-area in combination with WM-02 would amount to a slight erosion of the gap between West Malling and Kings Hill, giving the wider Green Belt to the south a more significant role with regards to purpose (b). The release of the sub-area in combination with WM-02 would also result in a more significant negative effect on the character of West Malling as a historic town because much more of the Conservation Area and its setting would be exposed to intervisible development, diminishing the wider Green Belt's performance with regards to purpose (d).

### 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 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 moderately against the NPPF purposes but 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 by a mature hedgerow to the north, by the regular backs of residential properties and gardens along Fartherwell Avenue, Ewell Avenue and Offham Road to the north-east, by Offham Road, the regular side and backs of residential properties along Offham Road and an unnamed road to the south-east, by a mature hedgerow to the south-west and by Fartherwell Road to the west. Inner boundary: north-east. Outer boundary: north, south-east, south-west and west.



Looking north-west from the eastern boundary onto an agricultural field and the settlement of West Malling



Looking south-east from the north-western boundary onto an agricultural field



Looking east from the western boundary onto an agricultural field



Looking north towards the south-west of the sub-area onto an agricultural 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)	1	5	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	The sub-area forms a less essential part of the gap between the towns of West Malling and Kings Hill. While the sub-area is large and if developed would bring West Malling slightly closer to Kings Hill, development would extent West Malling more to the west than to the south, the latter of which is the direction of Kings Hill. It is judged that the gap as a whole is of sufficient scale that the release of the sub-area would not result in physical or perceptual merging between neighbouring towns.
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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 agricultural fields. There are some urbanising influences from West Malling to the north-east. The gently rising topography towards the north-west allows for some short views towards the wider countryside to the south-east and long views towards the wider countryside and ridgeline to the north and north-west from the sub-area, giving the sub-area an open character. 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 directly abut the conservation area of West Malling, but it is close to it and there are medium-distance views of the spire of St Mary the Virgin Church from the north-west of the sub-area. Overall, the assessment area has only a limited role in preserving the setting of West Malling as a historic town and/or makes little contribution to its special character.
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### Summary of assessment of sub-area against NPPF purposes (a) - (d)

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

### Strategic Assessment

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

### Assessment of wider impact

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

The sub-area faces WM-02 and WM-03 to the south-east across Offham Road, and adjoins wider Green Belt to the north, south and west. The release of the sub-area in isolation would constitute a significant extension of West Malling, and would give 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. Due to the sub-area's flat topography and the lack of any significant visual barriers from boundary features, the release of the sub-area would result in significant urbanising influences being brought to the surrounding Green Belt, impacting the wider Green Belt's overall sense of openness and diminishing its performance against purpose (c). Due to the sub-area's distance from features of the historic core of West Malling, its removal in isolation is not likely to significantly alter the surrounding Green Belt's role in preserving the setting of the historic town.

### Summary of wider assessment

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

### Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	The inner boundary is readily recognisable and likely to be permanent. The outer boundary is predominantly readily recognisable but 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 inner boundary would require strengthening.
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### Categorisation & Recommendation

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

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

0 160 m



### Boundaries

The sub-area is bounded by mature tree lines and an area of woodland to the north, Birling Road to the east, the A20 (London Road) to the south, and mature tree lines to the west. Inner boundaries: south-east. Outer boundaries: north, east, south, west.



Looking north-east from the western boundary of the sub-area, showing a grassy field, an area of woodland, and a small stream



Looking south-west from the centre of the sub-area, showing grassy fields, a small stream, and areas of woodland



Looking east from the centre of the sub-area, showing an area of scrub and woodland.



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

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

## Sub-area Assessment Summary

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

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

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

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

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

Protects the openness of the countryside and is least covered by development	Approximately 3% of the sub-area is covered by built form. Built form consists of one residential property. The majority of the sub-area consists of a field, a garden, and areas of woodland. The sub-area is significantly enclosed by mature tree lines and woodland, and has a flat topography, so offers no wider views to the countryside. The sub-area is bisected by the Leybourne Stream and an associated area of Flood Zone 3, and much of the sub-area is characterised by areas of marshy ground, wetland, ponds and water courses. 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 West Malling, 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 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) compared to the Stage 1 parcel, performs a less important role against purposes (b) and (d), and performs more strongly against purpose (c). The sub-area performs a weaker role against purpose (b) compared with the Stage 1 parcel because of its much smaller size when compared to the larger Stage 1 parcel, which gives it a lesser role in maintaining the gap between any two towns. The sub-area plays a stronger role against purpose (c) as it is overall less covered by development and is therefore more open and rural in character than the Stage 1 parcel. The sub-area performs more weakly against purpose (d) as its distance from the historic core of West Malling and its small scale gives it a much reduced role in maintaining the setting of West Malling compared to the much larger Stage 1 parcel.

The sub-area adjoins the wider Green Belt to the north, east and west. The release of the sub-area in isolation would be in keeping with existing development form and would strengthen the role of the surrounding Green Belt to the north, east and west in restricting sprawl as it would now be located at the settlement edge. Although the release of the sub-area would contribute to ribbon development along the A20 (London Road), as the sub-area is adjoined by development in the Green Belt to the west, it is judged that its removal would be more akin to infill development, and would not significantly undermine the wider Green Belt's role in preventing sprawl. Due to the sub-area's strong visual enclosure resulting from its flat topography and mature tree lines to the north, east and west, its release is unlikely to bring significant additional urbanising influences to the wider Green Belt. The release of the sub-area in isolation would result in a narrow strip of Green Belt land covering the A20 (London Road) to the south, which would be enclosed by the settlement and would undermine the integrity of the Green Belt if not removed alongside the sub-area.

**Summary of wider assessment**

Overall, the sub-area plays an important role with regards to the Stage 1 parcel, but its release 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 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 NPPF purposes but makes a less important contribution to the wider Green Belt. Recommended for further consideration with the sliver of Green Belt along the A20 (London Road) as RA-039.</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 dense woodland to the north and west. It is bounded by a dispersed treeline and Sandy Lane to the east, and a private driveway and hedgerow to the south. Inner boundaries: none. Outer boundaries: north, west, south, east.



Looking north from outside the sub-area towards the southern boundary comprised of a track and tree line.



Looking west from the south-east of the sub-area over a private drive way.



Aerial photography used as a result of limited access to sub-area. (Bing Maps, July 2024).

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

## Sub-area Assessment Summary

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

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

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

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

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

Protects the openness of the countryside and is least covered by development	NOTE: Unable to access the interior of the site. This assessment has been completed largely from aerial photography. Approximately 11% of the sub-area is covered by built form. The built form comprises a road and residential building. The remainder of the sub-area is formed of an area of hardstanding. There are urbanising influences from the presence of Sandy Lane and the railway line, however the dense tree line that surrounds the sub-area on the north, east and west boundaries prevents views to the wider countryside. 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 performs more weakly against purposes (b) and (c), and does not meet purpose (a) or (d).

### Strategic Assessment

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

### Assessment of wider impact

At a more granular level, the sub-area performs similarly against purpose (a) and more weakly against purposes (b), (c) and (d) compared to the Stage 1 parcel. The sub-area plays a less important role against purpose (b) due to the sub-area being much smaller than the Stage 1 parcel, thus comprising a much smaller part of the gap between any two towns. The sub-area performs a weaker role against purpose (c) as it contains significant development and therefore has a less open and rural character than the Stage 1 parcel. The sub-area performs more weakly against purpose (d) as its distance from the historic core of West Malling and its small scale gives it a much reduced role in maintaining the setting of West Malling compared to the much larger Stage 1 parcel.

The sub-area is surrounded by the wider Green Belt in all directions. The removal of the sub-area in isolation would create a 'hole' in the Green Belt, which would threaten the integrity of the Green Belt, and undermine the wider Green Belt's role in safeguarding the countryside from encroachment by contributing to an irregular pattern of development. The removal of the sub-area in isolation is unlikely to alter the performance of the wider Green Belt against purpose (c) or diminish the wider Green Belt's overall openness as the mature tree lines forming its boundaries to the west and north, and sloping topography prevent any significant visual connection to the wider countryside.

### Summary of wider assessment

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

### Boundary Assessment

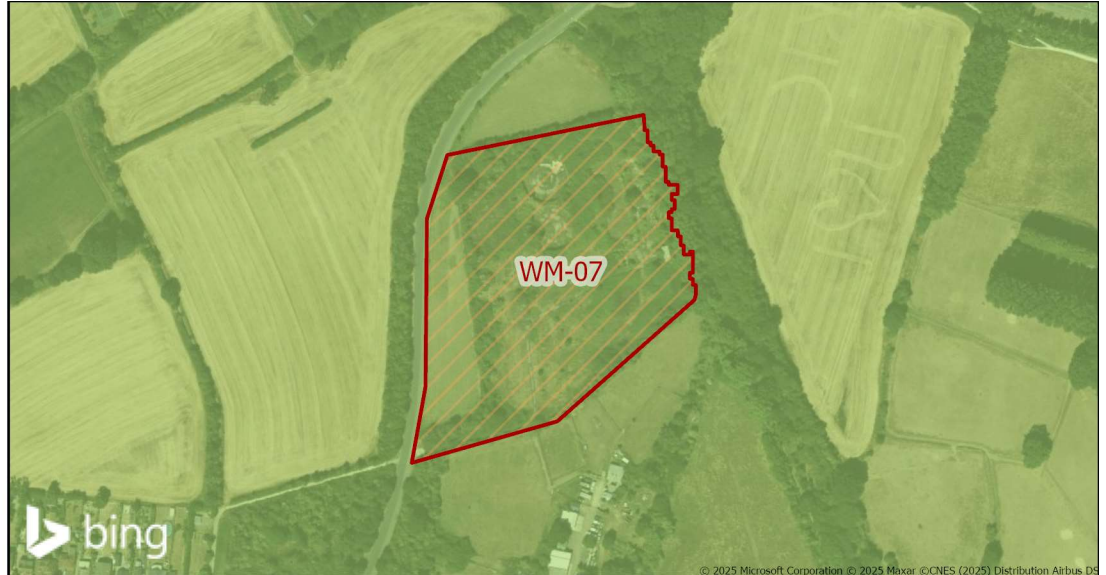
Commentary on boundary features and impact on Green Belt boundary strength	There are no inner boundaries. The outer boundaries are predominantly readily recognisable but are not necessarily likely to be permanent. If the sub-area was released, the new inner Green Belt boundary would not meet the NPPF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

Sub-area category & recommendation	The sub-area performs weakly against the NPPF purposes 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 bounded by a mature tree line to the north, by the edge of Flood Zone 3 aligned with Leybourne Stream and a patch of woodland to the east, by a dispersed tree line to the south, and by Hawley Drive to the west. Inner boundaries: none. Outer boundaries: north, east, south, west.



Looking south-west from the centre of the sub-area, showing an area of overgrown hard standing and scrub.



Looking east from the western boundary of the sub-area, showing a grassy field.



Looking north-east from the south-western corner of the sub-area, showing an overgrown driveway



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

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

## Sub-area Assessment Summary

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

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

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

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

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

Protects the openness of the countryside and is least covered by development	Approximately 3% of the sub-area is covered by built form. Built form consists of one residential building. The majority of the sub-area consists of an open field, and areas of scrub and woodland, but with ground-level remains of its former use as a sewage farm. Due to mature tree lines surrounding the sub-area, there are no views into the wider countryside. Overall, the sub-area has a strongly rural character.
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**Purpose (d) To preserve the setting and special character of historic towns**

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

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

### Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 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) compared to the Stage 1 parcel, performs a less important role against purposes (b) and (d), and performs more strongly against purpose (c). The sub-area performs a weaker role against purpose (b) compared with the Stage 1 parcel because of its much smaller size when compared to the larger Stage 1 parcel, which gives it a lesser role in maintaining the gap between any two towns. The sub-area plays a stronger role against purpose (c) as it is overall less covered by development and is therefore more open and rural in character than the Stage 1 parcel. The sub-area performs more weakly against purpose (d) as it is not in proximity to a historic town, whereas the much larger Stage 1 parcel extends to the edge of the historic town of West Malling, thus playing a role in its setting.

The sub-area is surrounded by the wider Green Belt to the north, east, south and west. The release of the sub-area in isolation would create a 'hole' in the Green Belt, undermining the wider Green Belt's overall integrity and its role in safeguarding the countryside from sprawl. The release of the sub-area would additionally impact the role of the surrounding Green Belt in terms of safeguarding the openness of the countryside, as these areas would now be located at the edge of the Green Belt and subject to new urbanising influences. This would additionally diminish the surrounding Green Belt's role with regards to purpose (c), although the impact of this would be reduced to the east, north and west as mature treelines and areas of woodland would provide a visual buffer between any development in the sub-area and the wider countryside.

### Summary of wider assessment

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

### Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	There are no inner boundaries. The outer boundary is partially readily recognisable and likely to be permanent with parts that, while readily recognisable, 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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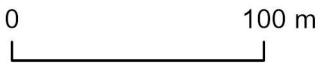
### Categorisation & Recommendation

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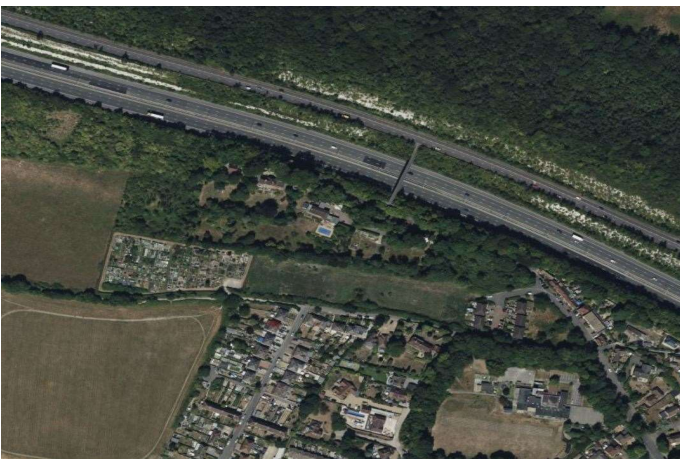
### Legend

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



### Boundaries

The sub-area is bounded by the M20 to the north, by the regular edge of built form within Wrotham to the east, Old London Road, a mature tree line and a mature hedgerow to the east, by an unnamed road to the south and by a mature hedgerow and the edge of a mature woodland to the west.



Aerial photography used as a result of limited access to sub-area (Bing Maps, October 2023)



Looking west alongside the northern boundary of the sub-area onto an unnamed road in a wooded area.



Looking south-east from the north of the sub-area onto dispersed trees.



Looking south from the northern boundary of the sub-area onto 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	2	0
	NO	0			

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

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

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

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	Due to its distance from any relevant towns, the sub-area makes no discernible contribution to the separation of towns in physical or perceptual terms.
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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 8% of the sub-area is covered by built form. The built form consists of residential properties to the north and west of the sub-area. The remainder of the sub-area consists of the gardens of residential properties and of an area of woodland. The sub-area has a very steeply rising topography towards the north, allowing for some long views into the wider countryside towards the south, in between the tree cover, however the remainder of the sub-area has an enclosed character. Due to the mature trees and the downward sloping topography towards the settlement of Wrotham, there are no perceptual links with the settlement and limited urbanising influences. 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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