

Legend

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

0 100 m

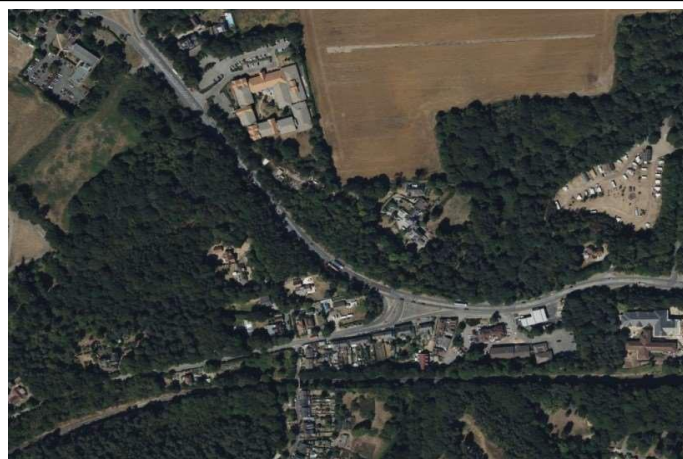


Boundaries

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



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



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

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

Sub-area Assessment Summary

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

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

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

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

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

Protects the openness of the countryside and is least covered by development	NOTE: Unable to access the interior of the sub-area. This assessment has been completed largely from aerial photography. Approximately 10% of the sub-area is covered by built form (excluding hardstanding). The built form comprises several residential and amenity buildings. The majority of the sub-area is covered by hardstanding, with areas of woodland to the east. The sub-area is strongly visually enclosed by mature treelines to the east, south and west, limiting any views into the wider countryside. Breaks in the treeline to the north provide partial views of washed over development, bringing urbanising influences to the sub-area. Overall, the sub-area has a semi-urban character.
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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 weakly overall. The sub-area does not meet purposes (a), (b) or (d), and performs weakly against purpose (c).

Strategic Assessment

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

Assessment of wider impact

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

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

Summary of wider assessment

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

Boundary Assessment

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