

Legend

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

0 100 m



Boundaries

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



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



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



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



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

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

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

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

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

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

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	As the settlements of Platt and Borough Green already adjoin each other, and Platt is not considered a town for Green Belt purposes, the sub-area makes no discernible contribution to the separation of neighbouring towns in physical or perceptual terms.
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Purpose (c) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Approximately 13% of the sub-area is covered by built form. Built form is located in the north of the sub-area and consists of several residential dwellings. The rest of the sub-area consists predominantly of a field, as well as gardens associated with the residential properties. There are significant urbanising influences from the presence of built form within the sub-area, and from being overlooked by the adjacent settlement to the north and east. Overall, the sub-area has a semi-urban character.
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Purpose (d) To preserve the setting and special character of historic towns

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

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

Strategic Assessment

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

Assessment of wider impact

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

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

Summary of wider assessment

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

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	The inner boundary is likely to be permanent as it follows the edge of the built-up area, but as the settlement edge is poorly defined, the inner boundary is not readily recognisable. The outer boundaries are readily recognisable but not necessarily likely to be permanent. If the sub-area was released, the new inner Green Belt boundary would not meet the NPPF definition of being readily recognisable and likely to be permanent, and would require strengthening.
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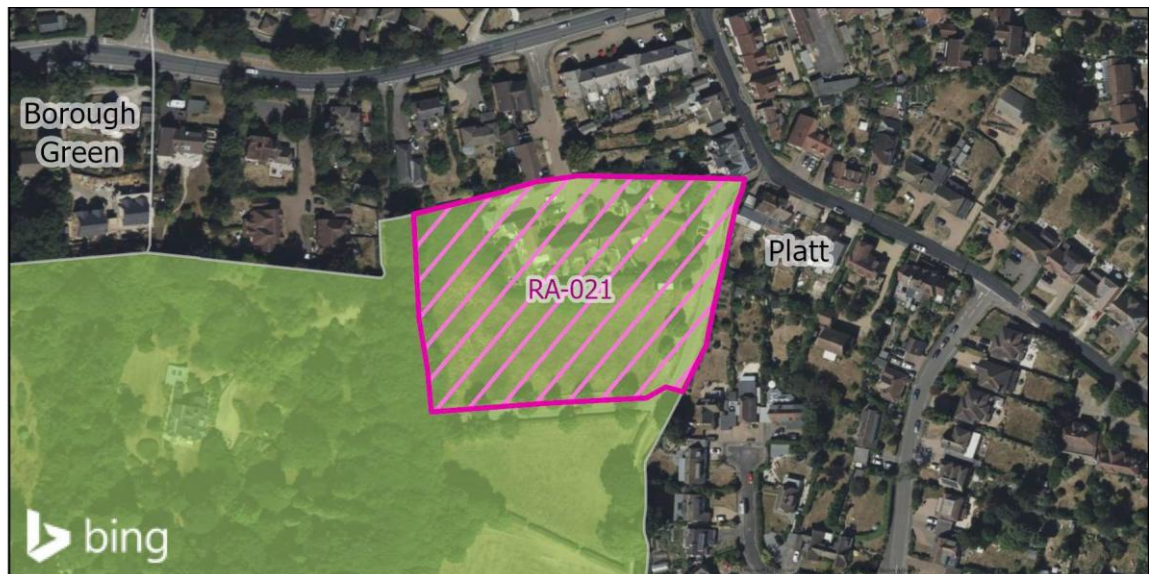
Categorisation & Recommendation

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

0 130 m



Boundaries

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



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



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



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



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

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

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

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

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

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

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

Protects the openness of the countryside and is least covered by development	The sub-area is not covered by any built form. The sub-area comprises an open field. Slightly rising topography towards the south allows for long views to the north across the settlement of Platt and to the wider countryside beyond. There are no views towards the south due to the mature tree line on the southern boundary which gives the sub-area a sense of enclosure. There are urbanising influences from adjoining residential properties within the settlement of Platt to the north-east and west. Overall, the sub-area has a strongly unspoilt rural character.
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Purpose (d) To preserve the setting and special character of historic towns

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

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

Strategic Assessment

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

Assessment of wider impact

At a more granular level, the sub-area performs similarly against purpose (a), more weakly against purposes (b) and (d), and more strongly against purpose (c) compared to the Stage 1 parcel. The sub-area performs a less important role against purpose (b) due to being much smaller than the Stage 1 parcel, and being enclosed by the settlement of Platt, thus causing it to play no role in maintaining the gaps between any two towns. The sub-area plays a more important role against purpose (c) as it is not covered by any development and thus has a more open and rural character than the larger Stage 1 parcel. The sub-area plays a less important role against purpose (d) as it is not in proximity to any historic towns, whereas the larger Stage 1 parcel extends to take in the context of West Malling.

The sub-area does not adjoin any other sub-areas, and adjoins wider Green Belt to the south-east. The removal of the sub-area would be in keeping with existing development form, effectively rounding off the settlement of Platt. Consequently, the sub-area's removal is not likely to impact the surrounding Green Belt's role with regards to preventing sprawl. The sub-area is also strongly visually enclosed, with dense woodland to the south preventing any strong connection to the wider countryside. The removal of the sub-area is therefore not likely to introduce new urbanising influences to the surrounding countryside, or undermine the wider Green Belt's sense of openness.

Summary of wider assessment

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

Boundary Assessment

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 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 as RA-022.
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Recommended Area Map

Legend

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



