

Legend

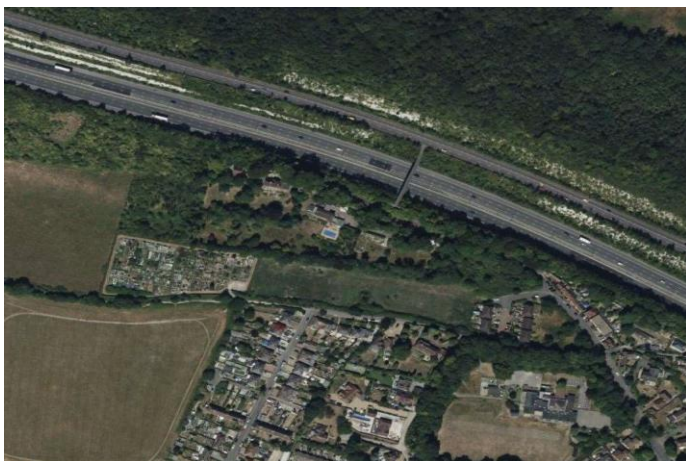
-  Local Authority Boundaries
-  Tonbridge & Malling Green Belt
-  Settlements
-  Sub-areas for Assessment

0 100 m



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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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 P6	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	3	3	0
	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 more weakly against purposes (b) and (c). The sub-area performs more weakly 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 is overall more developed than the larger Stage 1 parcel and therefore has a less rural and open character.

The sub-area does not adjoin any other sub-areas. The removal of the sub-area in isolation would not result in an irregular pattern of development. Although the role of the Green Belt to the north and west would be impacted with regards to preventing sprawl as it would now be located on the settlement edge, in practice the M20 forms a strong and prominent barrier to further sprawl to the north, so the wider Green Belt's role in safeguarding the countryside is not likely to be significantly affected. As the sub-area already contains significant development, it is an anomaly in the Green Belt and its removal is therefore not likely to impact the wider Green Belt's sense of openness. Additionally, due to the sub-area's more urban character as well as its strong visual enclosure, its removal is not likely to bring new urbanising influences to the surrounding Green Belt or undermine 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, and its removal 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 boundary of the sub-area is not readily recognisable or likely to be permanent. The outer boundary of the sub-area is predominantly readily recognisable but is in part not necessarily likely to be permanent. If the sub-area was released, the new inner Green Belt boundary would not meet the NPPF definition for 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 as RA-040.
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Recommended Area Map

Legend

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





Boundaries

The sub-area is bounded by Kemsing Road to the north, by Borough Green Road to the east, by the regular side of a residential property and garden along Borough Green Road and a mature hedgerow to the south and by a mature tree line to the west. Inner boundary: north and east. Outer boundary: south and west.



Looking east from the north-western corner of the sub-area onto an arable field.



Looking north-west from the south-eastern corner of the sub-area onto an arable field and dispersed trees.



Looking south-west from the northern boundary of the sub-area onto an arable field.



Looking south from the northern boundary onto an arable field and the structure of an agricultural building.

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

Sub-area Assessment Summary

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

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

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

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

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

Protects the openness of the countryside and is least covered by development	The sub-area is not covered by any built form. The sub-area consists of an open field. At the time of the site visit, the frame of a temporary agricultural building was present in the north of the sub-area. The sub-area has a slightly rising topography towards the north-east, allowing for long views towards the wider countryside to the south-west. Due to the lack of mature tree lines along the north and west boundaries, the sub-area is subject to urbanising influences from direct visual connection with development within Wrotham. 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 P6	Purpose (a)		Purpose (b)	Purpose (c)	Purpose (d)
	Criterion (a)	Criterion (b)	3	3	0
	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 more weakly against purpose (b), and performs more strongly against purpose (c). 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 Wrotham and adjacent development within the Green Belt, therefore not playing a role in maintaining a gap between any two towns. The sub-area performs more strongly against purpose (c) because it is overall much more open and rural in character than the larger Stage 1 parcel due to not being covered by any development.

The sub-area does not abut any other sub-areas, and adjoins wider Green Belt to the south and west. As the sub-area faces the settlement of Wrotham to the north and east, its removal in isolation would produce an irregular Green Belt boundary with slivers of Green Belt remaining covering Kemsing Road and Borough Green Road, which would undermine the wider Green Belt's integrity if not also removed. The removal of the sub-area would not otherwise contribute to an irregular pattern of development and would be in keeping with existing development form. The removal of the sub-area would impact the performance of the Green Belt to the south and west with regard to preventing sprawl as it would now be located at the settlement edge. However, as the Green Belt to the west already contains development, the sub-area is effectively enclosed on three sides and therefore in practice its removal would not significantly impact the surrounding Green Belt's role in preventing sprawl. The removal of the sub-area would also enclose an area of Green Belt to the south-east, however as this area already contains washed-over development this is not likely to materially impact its role in preventing sprawl or its sense of openness. As the sub-area is partially enclosed by the settlement of Wrotham and washed-over development to the west and south-east, its removal is not likely to bring significant new urbanising influences to the surrounding Green Belt and would not significantly 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 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 boundary of the sub-area is readily recognisable and likely to be permanent. The outer boundary of the sub-area 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. The new boundary 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 with the sliver of Green Belt along Borough Green Road and Kemsing Road as RA-041.
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Recommended Area Map

