

Stage 2 Green Belt Assessment – Additional Sites

Sevenoaks District Council

Green Belt Assessment Stage 2

Additional Site Assessment – Pedham Place (SA-142)

Reference:

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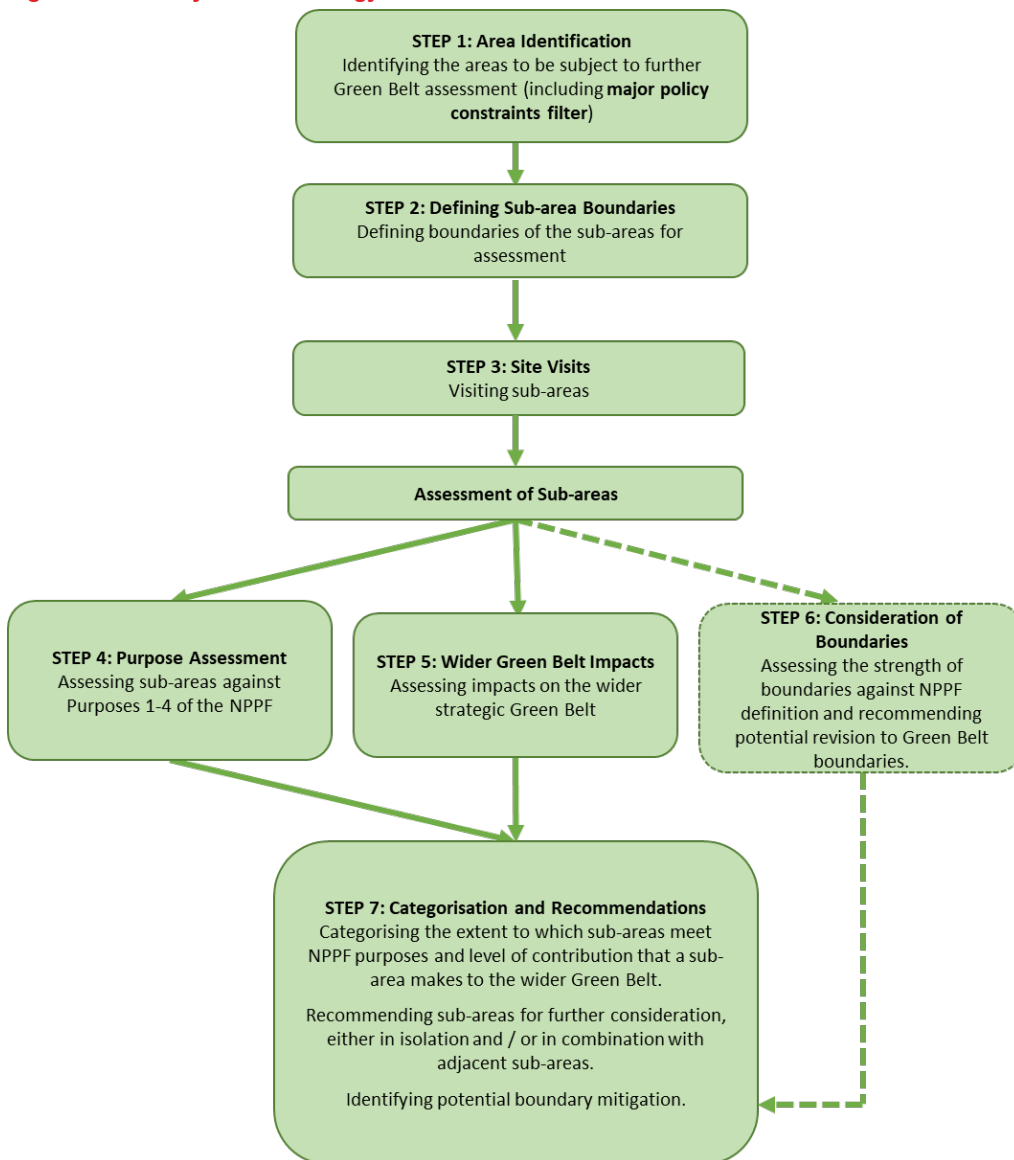
1. Scope of additional work

Arup has been appointed by Sevenoaks District Council (SDC) to undertake a further Stage 2 Green Belt Assessment (GBA) for an additional site. The additional site was not originally assessed as part of the GBA Stage 2 assessment however it was considered as part of a wider ‘parcel’ (no. 78) within the Stage 1 GBA undertaken by Arup and issued to SDC in January 2017.

The purpose of this GBA Stage 2 Additional Site review was to provide an assessment of the potential site against the Green Belt purposes, as set out in the National Planning Policy Framework (NPPF). The assessment evaluated how well the site meets the Green Belt purposes set out in the NPPF and to consider the impact on the wider Green Belt if the site was to be removed from the Green Belt.

The assessment is aligned with the methodology detailed in the earlier Stage 2 GBA, also undertaken by Arup.

Figure 1 Summary of Methodology



The note is structured as follows:

- Section 2 sets out the assessment area.
- Section 3 sets out the key findings, recommendations, and conclusions.
- Appendix presents the assessment pro-forma for the additional site.

2. Assessment of the Sub-Area

A sub-area is an area of Green Belt that has boundaries that are defined ‘clearly, using physical features that are readily recognisable and likely to be permanent’. The sub-area was defined in line with the general principles used to identify all of the sub-areas in the Stage 2 GBA.

As Stage 2 sub-areas are smaller than Stage 1 parcels, a wider range of boundary features is used to delineate sub-areas. In locations where readily recognisable and permanent boundary features were absent, sub-area boundaries were drawn along features which were readily recognisable, but not necessarily permanent. Permanent and defensible boundary features (both man-made and natural) are listed in the first column of Table 1. The additional boundary features, which are not necessarily permanent, are listed in the second column of Table 1.

Table 1: Boundary Features for Identifying Sub-areas

Permanent Man-made and Natural Features	Additional Boundary Feature
Motorways	Unclassified public and private roads
A and B Roads	Smaller water features, including streams and other watercourses
Railway lines	Prominent physical/topographical features, e.g. embankments
Canals	Existing development with strongly-established, regular or consistent boundaries
Rivers and waterbodies	Well-established woodland edges, tree belts and hedgerows
Natural ‘buffer’ features such as ridgelines	

Major policy constraints were mapped to remove areas which are entirely or largely constrained and effectively rule out the development of the land. The following ‘major’ policy constraints were used:

- Flood zone 3b (functional floodplain)
- Sites of Special Scientific Interest (SSSI)
- Scheduled Monuments
- Registered Parks and Gardens
- Ancient Woodland.

The major policy constraint found in close proximity to this sub-area is Ancient Woodland, which forms part of the southern boundary.

The starting point for defining the sub-area was the red line boundary of the promoted site (Figure 2). The boundaries in each direction were examined as per the methodology above, which resulted in the sub-area boundary shown in Figure 3. The sub-area has been labelled as SA-141, following on from those sub-areas already assessed in the Stage 2 GBA.

Figure 2: Map showing the red line boundary of the promoted site

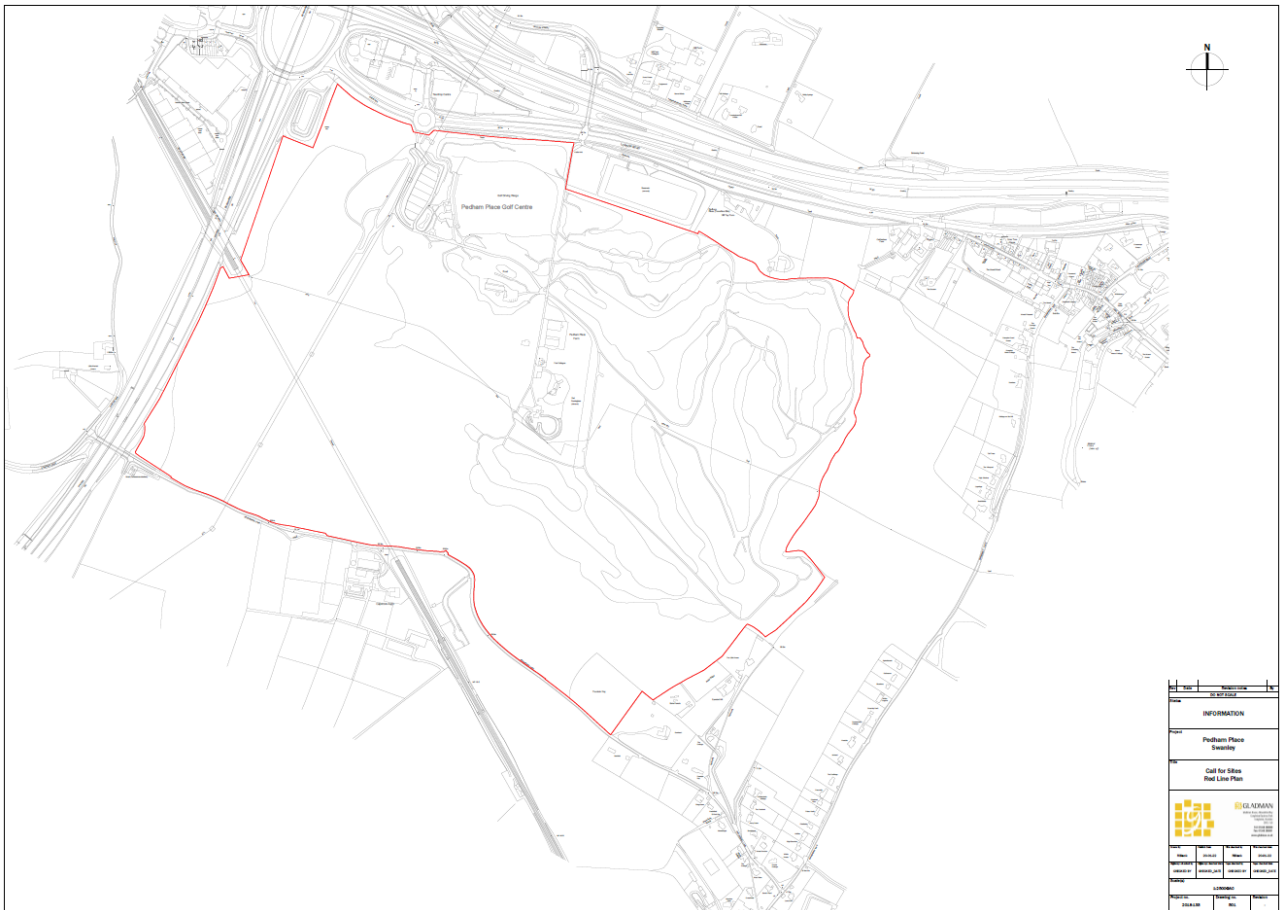


Figure 3: Map showing the sub-area (orange)



3. Key Findings

This section summarises the key findings from the assessment of the sub-area against the NPPF purposes, consideration of the sub-area as part of the wider strategic Green Belt, and consideration of boundaries. Purposes 1 – 4 Assessment

Table 2 shows the performance scores of SA-142 against the NPPF purposes 1-4. Overall, the sub-area was found to perform strongly in the purpose assessment.

Table 2: Summary of SA-141 scores against NPPF Purposes

Purpose	Score
1: To check the unrestricted sprawl of large built-up areas	3
2: To prevent neighbouring towns from merging	3
3: To assist in safeguarding the countryside from encroachment	3
4: To preserve the setting and special character of historic towns	0

Strategic Green Belt Assessment

Additional qualitative assessment was undertaken to identify the role of the sub-area as part of the wider strategic Green Belt. The sub-area was found to have an open nature with views onto wider Green Belt. It's release in isolation is considered to be likely to impact on the performance of the wider Green Belt against NPPF purposes 1, 2 and 3. Overall, SA-142 was considered to make an important contribution to the wider Green Belt.

Boundary Consideration

The strength of the sub-area boundaries was considered against the NPPF definition of predominately readily recognisable and likely to be permanent boundaries. It was concluded that if the sub-area was released, the new inner boundary would require strengthening.

Categorisation and Recommendation

The sub-area performs strongly against the NPPF purposes, and it is concluded the sub-area makes an important contribution to the wider Green Belt. Therefore, the sub-area is not recommended for further consideration.

It is important to note that the recommendation set out in this note will not automatically lead to the retention of the land within the Green Belt.

The recommendation has been made based on the performance of the sub-area against NPPF purposes, and its performance in the context of the wider Green Belt. The suitability of the sub-area as a potential development site in terms of sustainability, deliverability, infrastructure and wider planning considerations has not been taken into account in the recommendation. It remains the responsibility of the Council to make the final decision.

Appendix

Sub-area (SA) SA-142

Location: South-east of Swanley

Area (ha): 138.2



Boundaries

The sub-area is bounded by the A20, mature treeline and hedgerow to the north, mature treeline and hedgerow to the east, Crockenhill Lane to the south and mature treeline and the London Orbital Motorway (M25) to the west. Inner Boundary: part north and part west. Outer Boundary: part north, east, south and part west.



Looking north-east from centre of east boundary.



Looking east from centre of sub-area.



Looking towards south-west corner of sub-area from centre of sub-area.



Looking west from northern part of the public right of way.

Assessment of sub-area against NPPF Purposes 1-4

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	3	3	0
	Yes	3			

Purpose (1) 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 located at the edge of the large built up area of Swanley, with physical connections on part of its north and part of its west boundaries.
(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 is connected to the large built-up area of Swanley. There are no outer boundary features within a reasonable distance of the sub-area which would regularise built form and prevent outward sprawl. The sub-area has predominantly recognisable and likely to be permanent inner boundary, which provides an additional barrier to sprawl.

Purpose (2) 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 wider part of the gap between Swanley and Farningham and Swanley and Eynsford, contributing to the overall openness and scale of these gaps. It is judged that there might be some scope for development without significant physical or perceptual erosion of the gap between neighbouring built-up areas.
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Purpose (3) 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 excluding hardstanding. The built form consists of a golf clubhouse and driving range to the north-east of the sub-area, and two light industrial buildings and two smaller buildings with associated access track and car parking in the centre of the sub-area. The remainder of the sub-area contains open fields and a golf course which contributes towards a more urban managed character, and areas of mature trees and hedgerow. The topography is undulating allowing for views onto wider countryside, especially towards the north-east, south and south-west. Overall, the sub-area has a largely rural character.
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Purpose (4) 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 a 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 1 - 4

The sub-area performs strongly against the purposes overall. The sub-area meets purpose 1 criteria (a) and performs strongly against purpose 1 criteria (b). The sub-area performs moderately against purpose 2 and purpose 3 and does not meet purpose 4.

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 78	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	3	4	0
	No	0			

Assessment of wider impact

At a more granular level, the sub-area performs a stronger role against purposes 1 due to its proximity to Swanley and a similar role to the Stage 1 parcel against purpose 2 as it forms a wider part of the gap between the settlements of Swanley, Farningham and Eynsford. The sub-area performs a similar role to the Stage 1 parcel against purpose 4 due to its lack of physical or perceptual connections to any historic core, and performs a weaker role against purpose 3 compared with the Stage 1 parcel due to its relatively higher proportion of urbanising influences within the sub-area such as buildings associated with the golf club and its use as a golf course.

The sub-area does not adjoin any other sub-areas and is surrounded by wider Green Belt to the north, east, south and south west. The sub-area adjoins the large built-up area of Swanley to the north-west.

The removal of the sub-area in isolation is likely to impact on the performance of surrounding Green Belt due to the high level of openness and views onto wider countryside. The role played by neighbouring Green Belt against purpose 2 would strengthen as the release would significantly reduce the gap between Farningham, Eynsford and Swanley. Although the M20 and M25 would restrict further unchecked sprawl to the north and west, the release of this sub-area would constitute disproportionate and irregular sprawl of the large built-up area. There are no outer boundary features to prevent unchecked sprawl to the east and south which are readily recognisable and likely to be permanent, which would strengthen the role played by surrounding Green Belt against purpose 1. The removal of the sub-area would also leave neighbouring Green Belt with a greater role to play against purpose 3 in maintaining the openness of the countryside.

Summary of wider assessment

Overall, the sub-area plays an important role with respect to the Stage 1 parcel, and its release in isolation would 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 existing inner boundaries and part of the outer boundary (south) are readily recognisable and likely to be permanent. Part of the outer boundary (north, east and south east) are readily recognisable but not likely to be permanent. If the sub-area was released, the majority of the new inner boundary would meet the NPPF definition, however part of the new inner boundary would not meet the NPPF definition and would require strengthening.</p>
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Categorisation & Recommendation

<p>Sub-area category & recommendation</p>	<p>Overall, 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 (SA) SA-143

Location: West of Edenbridge

Area (ha): 2.72



Boundaries

The sub-area is bounded by a rail line to the north, mature treeline and hedgerow to the east, hedgerow and intermittent treeline to the south and Crouch House Road and regular side of residential property along Little Browns Lane to the west. Inner Boundary: none. Outer Boundary: north, east, south and west.



Looking north-east from centre of sub-area onto the boundary with SA-144.



Looking east from west boundary.



Looking east from within centre of sub-area.



Looking west from within centre of sub-area.

Assessment of sub-area against NPPF Purposes 1-4

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	0	3	0
	No	0			

Purpose (1) 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 1.

Purpose (2) 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 is located to the west of Edenbridge with no neighbouring towns assessed for purpose 2 within a reasonable proximity to the settlement. Therefore the sub-area makes no discernible contribution to the separation of neighbouring built-up areas, in physical or perceptual terms.
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Purpose (3) 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 (excluding hardstanding) is covered by built form comprising commercial and workshop buildings, one residential property and various smaller buildings. The remainder of the sub-area comprises an open grass field with gently rising topography towards the north where the sub-area is bounded by the rail line. Overall, the sub-area has a largely rural character.
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Purpose (4) 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 historic area of Edenbridge as identified through the Kent Historic Towns survey. While the sub-area forms part of the wider swathe of open land adjacent to the historic area, there are no outward views to this sub-area from the historic area and as a result of topography, inward views from the countryside are also very restricted. It is therefore judged that the sub-area does not meet this purpose.
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Summary of assessment of sub-area against NPPF purposes 1 - 4

The sub-area performs moderately against the purposes overall. The sub-area does not meet purposes 1, 2 or 4, but performs moderately against purpose 3.

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 25	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	0	3	0
	No	0			

Assessment of wider impact

At a more granular level, the sub-area performs a similar role for all purposes compared with the Stage 1 parcel.

The sub-area adjoins SA-144 to the east and wider Green Belt to the north, south and west. The removal of the sub-area in isolation would impact on the performance of the wider Green Belt against purposes 1 and 3 as it would effectively create a 'hole' in the Green Belt and would constitute irregular development, creating pressure on the wider Green Belt to prevent sprawl and regularise built form. The removal of the sub-area would also bring significant urbanising influences to the wider Green Belt to the north, south and west.

In combination with SA-144, the removal of the sub-area would also create a 'hole' in the Green Belt and would constitute irregular development, impacting the performance of wider Green Belt against purposes 1 and 3 and threatening the integrity of the Green Belt in this location.

The sub-area is part of a wider cluster (SA-104, SA-105, SA-144, SA-145 and SA-146). If the wider cluster of sub-areas was released in combination with adjoining parts of the wider Green Belt along the railway line to the south, the flood policy zone north of SA-145, and around the residential development of St Brelade's Court to the west, this would round off the settlement edge along Crouch House Road. This would bring limited urbanising influences to the wider Green Belt to the west due to the screening effects of a wooded area to the west of Crouch House Road preventing views into the sub-areas from the wider countryside. Additional urbanising influences to the wider Green Belt to the north and south would also be limited due to the rail line and its adjoining mature treelines which form a readily identifiable and permanent physical and perceptual boundary between the cluster of sub-areas and the wider Green Belt.

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 SA-104, SA-105, SA-144, SA-145 and SA-146 is unlikely 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 is no inner boundary. Part of the outer boundary (north and west) is readily recognisable and likely to be permanent. Part of the outer boundary (east and south) is readily recognisable but not likely to be permanent. If the sub-area was released, part of the new inner boundary would meet the NPPF definition, however part of the new inner boundary would not meet the NPPF definition and would require strengthening.</p>
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Categorisation & Recommendation

<p>Sub-area category & recommendation</p>	<p>Overall, the sub-area performs strongly against the NPPF purposes and makes a less important contribution to the wider Green Belt. Recommended for further consideration in combination only with the wider cluster of parcels (SA-104, SA-105, SA-144, SA-145 and SA-146) and Green Belt areas along the rail line to the south, within the flood zone to the north of SA-145, and covering residential properties on St Brelade's Court.</p>
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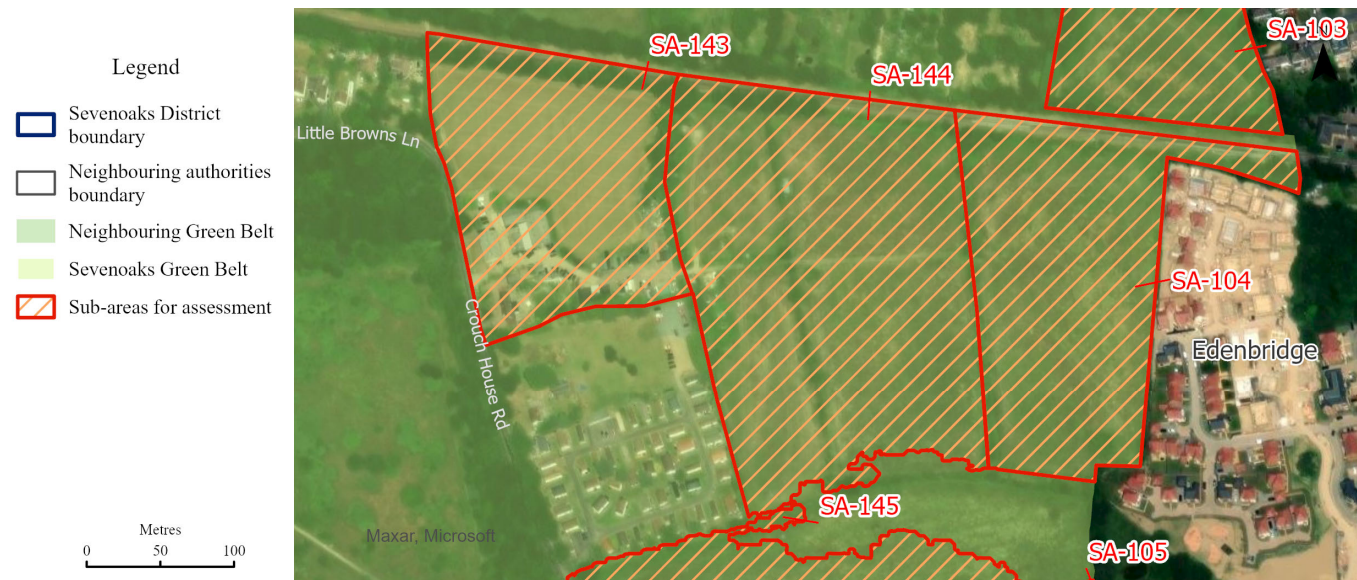
Recommended Area Map



Sub-area (SA) SA-144

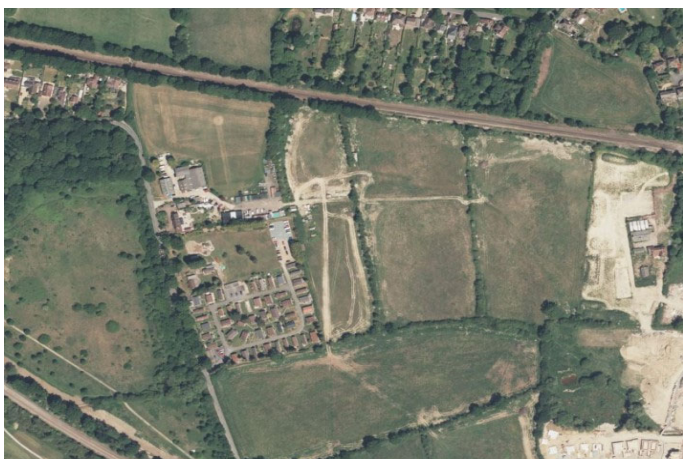
Location: West of Edenbridge

Area (ha): 4.95



Boundaries

The sub area is bounded by a rail line to the north, intermittent hedgerow and treeline to the east, the policy constraint of Flood Zone 3b to the south and the regular backs of residential properties along St Brelades Court and mature treeline and hedgerow to the west. Inner Boundary: none. Outer Boundary: north, east, south and west.



Aerial photography used as a result of limited access to the sub-area at the time of the site visit. (Bing Aerial, 2023)

Assessment of sub-area against NPPF Purposes 1-4

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	0	4	0
	No	0			

Purpose (1) 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 1.

Purpose (2) 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 is located to the west of Edenbridge with no neighbouring towns assessed for purpose 2 within a reasonable proximity to the settlement. Therefore the sub-area makes no discernible contribution to the separation of neighbouring built-up areas, in physical or perceptual terms.
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Purpose (3) 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 (excluding hardstanding) is covered by built form, which is largely indiscernible from aerial photography aside from a shed-type structure in the north of the sub-area. The sub-area comprises open grass fields with intermittent treeline and hedgerow. Dense treeline and hedgerow surrounding the sub-area contribute to an enclosed character and restrict views onto wider countryside. There are urbanising influences from residential properties and gardens along St Brelades Court to the west. Overall, the sub-area has a strongly unspoilt rural character.
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Purpose (4) 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 historic area of Edenbridge as identified through the Kent Historic Towns survey. While the sub-area forms part of the wider swathe of open land adjacent to the historic area, there are no outward views to this sub-area from the historic area and as a result of topography, inward views from the countryside are also very restricted. It is therefore judged that the sub-area does not meet this purpose.
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Summary of assessment of sub-area against NPPF purposes 1 - 4

The sub-area performs strongly against the purposes overall. The sub-area does not meet purposes 1, 2 or 4, but performs strongly against purpose 3.

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 25	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	0	3	0
	No	0			

Assessment of wider impact

At a more granular level, the sub-area performs a stronger role against purpose 3 compared to the Stage 1 parcel due to its low level of cover by built form, strongly unspoilt rural character and limited influence from urbanising influences. The sub-area performs a similar role for purposes 1, 2 and 4 compared with the Stage 1 parcel.

The sub-area adjoins SA-104 to the east, SA-143 to the west, SA-145 to the south-west and wider Green Belt to the north, south, south-east and west. The removal of the sub-area in isolation would impact on the performance of the wider Green Belt against purposes 1 and 3 as it would effectively create a 'hole' in the Green Belt and would constitute irregular development, creating pressure on the wider Green Belt to prevent sprawl and regularise built form. The removal of the sub-area would also bring significant urbanising influences to the wider Green Belt to the north, east, south and west.

In combination with SA-104, the removal of the sub-area would constitute irregular development and would bring significant urbanising influences to the wider Green Belt to the north, south and west. In combination with SA-143, the removal of the sub-area would create a 'hole' in the Green Belt and would constitute irregular development, impacting the performance of wider Green Belt against purposes 1 and 3 and threatening the integrity of the Green Belt in this location. In combination with SA-145, the removal of the sub-area would lead to the creation of an 'island' of Green Belt to the west and would enclose wider Green Belt to the south of the sub-area.

The sub-area is part of a wider cluster (SA-104, SA-105, SA-143, SA-145 and SA-146). If the wider cluster of sub-areas was released in combination with adjoining parts of the wider Green Belt along the railway line to the south, the flood policy zone north of SA-145, and around the residential development of St Brelade's Court to the west, this would round off the settlement edge along Crouch House Road. This would bring limited urbanising influences to the wider Green Belt to the west due to the screening effects of a wooded area to the west of Crouch House Road preventing views into the sub-areas from the wider countryside. Additional urbanising influences to the wider Green Belt to the north and south would also be limited due to the rail line and its adjoining mature treelines which form a readily identifiable and permanent physical and perceptual boundary between the cluster of sub-areas and the wider Green Belt.

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 SA-104, SA-105, SA-143, SA-145 and SA-146 is unlikely 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 is no inner boundary. Part of the outer boundary (north and west) is readily recognisable and likely to be permanent. Part of the outer boundary (east and south) is not readily recognisable or likely to be permanent. If the sub-area was released, part of the new inner boundary would meet the NPPF definition, however part of the new inner boundary would not meet the NPPF definition and would require strengthening.</p>
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Categorisation & Recommendation

<p>Sub-area category & recommendation</p>	<p>Overall, the sub-area performs strongly against the NPPF purposes and makes a less important contribution to the wider Green Belt. Recommended for further consideration in combination only with the wider cluster of parcels (SA-104, SA-105, SA-143, SA-145 and SA-146) and Green Belt areas along the rail line to the south, within the flood zone to the north of SA-145, and covering residential properties on St Brelade's Court.</p>
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Recommended Area Map



Sub-area (SA) SA-145

Location: West of Edenbridge

Area (ha): 2.97



Boundaries

The sub-area is bounded by a mature tree line and watercourse to part of the north boundary, the policy constraint of Flood Zone 3b to part of the north and the east, a mature tree line to the south and Crouch House Road to the west. Inner boundary: none. Outer Boundary: north, east, south and west.



Looking north-east into the sub-area from south-west corner of sub-area.



Looking east into sub-area from south-west corner of sub-area.



Looking onto south-east part of the sub-area from west corner of sub-area.



Looking south-east into sub-area from St. Brelades Court.

Assessment of sub-area against NPPF Purposes 1-4

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	0	4	0
	No	0			

Purpose (1) 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 1.

Purpose (2) 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 is located to the west of Edenbridge with no neighbouring towns assessed for purpose 2 within a reasonable proximity to the settlement. Therefore the sub-area makes no discernible contribution to the separation of neighbouring built-up areas, in physical or perceptual terms.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Approximately 5% of the sub-area (excluding hardstanding) is covered by built form which is indiscernible from outside of the sub-area and aerial photography. The sub-area comprises an open grass field. Treelines largely screen the sub-area from urbanising influences from housing to the north and south, however there are some urbanising influences from housing to the east of the sub-area. Treelines and hedgerows surrounding the sub-area restrict views to the wider countryside. Overall, the sub-area has a strongly unspoilt rural character.
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Purpose (4) 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 historic area of Edenbridge as identified through the Kent Historic Towns survey. While the sub-area forms part of the wider swathe of open land adjacent to the historic area, there are no outward views to this sub-area from the historic area and as a result of topography, inward views from the countryside are also very restricted. It is therefore judged that the sub-area does not meet this purpose.
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Summary of assessment of sub-area against NPPF purposes 1 - 4

The sub-area performs strongly against the purposes overall. The sub-area does not meet purposes 1, 2 or 4, but performs strongly against purpose 3.

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 25	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	0	3	0
	No	0			

Assessment of wider impact

At a more granular level, the sub-area performs a stronger role against purpose 3 compared to the stage 1 parcel due to its low level of cover by built form and strongly unspoilt rural character. The sub-area performs a similar role for purposes 1, 2 and 4 compared to the stage 1 parcel.

The sub-area adjoins SA-144 to the north, SA-146 to the south, and SA-105 to the south-east, as well as wider Green Belt to the north and west. The removal of the sub-area in isolation would impact the performance of the wider Green Belt as it would effectively create a 'hole' in the Green Belt and would constitute irregular development, creating pressure on the wider Green Belt to prevent sprawl and regularise built form. The removal of the sub-area would also bring significant urbanising influences to the wider Green Belt to the north and south.

In combination with SA-144 or SA-146, the removal of the sub-area would create a 'hole' in the Green Belt and would constitute irregular development, bringing significant urbanising influences to the wider Green Belt to the north, east and west, and would enclose wider Green Belt to the north east and south east. In combination with SA-105, the removal of the sub-area would constitute irregular development, enclosing Green Belt to the south west, and would bring urbanising influences to the wider Green Belt to the north and west.

The sub-area is part of a wider cluster (SA-104, SA-105, SA-143, SA-144 and SA-146). If the wider cluster of sub-areas was released in combination with adjoining parts of the wider Green Belt along the railway line to the south, the flood policy zone north of the sub-area, and around the residential development of St Brelade's Court to the west, this would round off the settlement edge along Crouch House Road. This would bring limited urbanising influences to the wider Green Belt to the west due to the screening effects of a wooded area to the west of Crouch House Road preventing views into the sub-areas from the wider countryside. Additional urbanising influences to the wider Green Belt to the north and south would also be limited due to the rail line and its adjoining mature treelines which form a readily identifiable and permanent physical and perceptual boundary between the cluster of sub-areas and the wider Green Belt.

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 SA-104, SA-105, SA-143, SA-144 and SA-146 is unlikely 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 is no inner boundary. The outer boundary to the northwest and west is readily recognisable and likely to be permanent. The outer boundary to the north east is neither readily recognisable nor likely to be permanent. The outer boundary to the south is readily recognisable but not necessarily likely to be permanent. If the sub-area was released in isolation, parts of 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 & recommendation</p>	<p>Overall, the sub-area performs strongly against the NPPF purposes and makes a less important contribution to the wider Green Belt. Recommended for further consideration in combination only with the wider cluster of parcels (SA-104, SA-105, SA-143, SA-144 and SA-146) and Green Belt areas along the rail line to the south, within the flood zone to the north of SA-145, and covering residential properties on St Brelade's Court.</p>
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Recommended Area Map

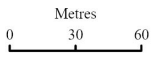


Sub-area (SA) SA-146

Location: West of Edenbridge

Area (ha): 2.35

- Legend
- Sevenoaks District boundary
 - Neighbouring authorities boundary
 - Neighbouring Green Belt
 - Sevenoaks Green Belt
 - Sub-areas for assessment



Boundaries

The sub-area is bounded by a mature tree line to the north, intermittent tree line to the east, a rail line to the south, and Crouch House Road to the west. Inner boundary: south. Outer boundary: north, east and west.



Looking east into the sub-area from west boundary.



Looking east into the sub-area from west boundary.



Aerial photography used as a result of limited access to the sub-area at the time of the site visit. (Bing Aerial, 2023)

Assessment of sub-area against NPPF Purposes 1-4

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	0	4	0
	Yes	3			

Purpose (1) 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 located at the edge of the large built up area of Edenbridge, with physical connection on its south boundary
(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 is connected to the large built-up area of Edenbridge. There is a strongly defined and permanent outer boundary feature in the form of Crouch House Road to the west of the sub-area which is likely to prevent outward sprawl and regularise development form.

Purpose (2) 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 is located to the west of Edenbridge with no neighbouring towns assessed for purpose 2 within a reasonable proximity to the settlement. Therefore the sub-area makes no discernible contribution to the separation of neighbouring built-up areas, in physical or perceptual terms.
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Purpose (3) 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 (excluding hard standing) is covered by built form, comprising residential properties to the west of the sub-area. The remainder of the sub-area comprises open grass field to the east with some garden to the west. A mature treeline partially obscures urbanising influences from the rail line to the south. Overall, the sub-area has a strongly unspoilt rural character.
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Purpose (4) 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 historic area of Edenbridge as identified through the Kent Historic Towns survey. While the sub-area forms part of the wider swathe of open land adjacent to the historic area, there are no outward views to this sub-area from the historic area and as a result of topography, inward views from the countryside are also very restricted. It is therefore judged that the sub-area does not meet this purpose.
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Summary of assessment of sub-area against NPPF purposes 1 - 4

The sub-area performs strongly against the purposes overall. The sub-area meets purpose 1 criteria (a) and performs moderately against purpose 1 criteria (b). The sub-area does not meet purposes 2 or 4, but performs strongly against purpose 3.

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 25	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	0	3	0
	No	0			

Assessment of wider impact

At a more granular level, the sub-area performs a stronger role against purpose 1 compared to the stage 1 parcel due to its proximity to the built-up area of Edenbridge, and performs a stronger role against purpose 3 due to its low level of cover by built form and strongly rural character. The sub-area performs a similar role for purposes 2 and 4 compared to the stage 1 parcel.

The sub-area adjoins SA-145 to the north, and SA-105 to the east, as well as wider Green Belt to the south and west. The removal of the sub-area in isolation would impact the performance of the wider Green Belt as it would effectively create a 'hole' in the Green Belt and would constitute irregular development, creating pressure on the wider Green Belt to prevent sprawl and regularise built form. The removal of the sub-area would also bring significant urbanising influences to the wider Green Belt to the north and east.

In combination with SA-145 or SA-105, the removal of the sub-area would create a 'hole' in the Green Belt and would constitute irregular development, bringing significant urbanising influences to the wider Green Belt to the north, east and west.

The sub-area is part of a wider cluster (SA-104, SA-105, SA-143, SA-144 and SA-145). If the wider cluster of sub-areas was released in combination with adjoining parts of the wider Green Belt along the railway line to the south, the flood policy zone north of SA-145, and around the residential development of St Brelade's Court to the west, this would round off the settlement edge along Crouch House Road. This would bring limited urbanising influences to the wider Green Belt to the west due to the screening effects of a wooded area to the west of Crouch House Road preventing views into the sub-areas from the wider countryside. Additional urbanising influences to the wider Green Belt to the north and south would also be limited due to the rail line and its adjoining mature treelines which form a readily identifiable and permanent physical and perceptual boundary between the cluster of sub-areas and the wider Green Belt.

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 SA-104, SA-105, SA-143, SA-144 and SA-145 is unlikely 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 existing inner boundary is readily recognisable and likely to be permanent. The outer boundary to the south and west is readily recognisable and likely to be permanent. The outer boundary to the north and east is readily recognisable but not necessarily likely to be permanent. If the sub-area was released in isolation, parts of 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 & recommendation</p>	<p>Overall, the sub-area performs strongly against the NPPF purposes and makes a less important contribution to the wider Green Belt. Recommended for further consideration in combination only with the wider cluster of parcels (SA-104, SA-105, SA-143, SA-144 and SA-145) and Green Belt areas along the rail line to the south, within the flood zone to the north of SA-145, and covering residential properties on St Brelade's Court.</p>
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Recommended Area Map

