

# Green Belt Study

## Land between Hartley and New Ash Green

### Interim Report



**March 2023**

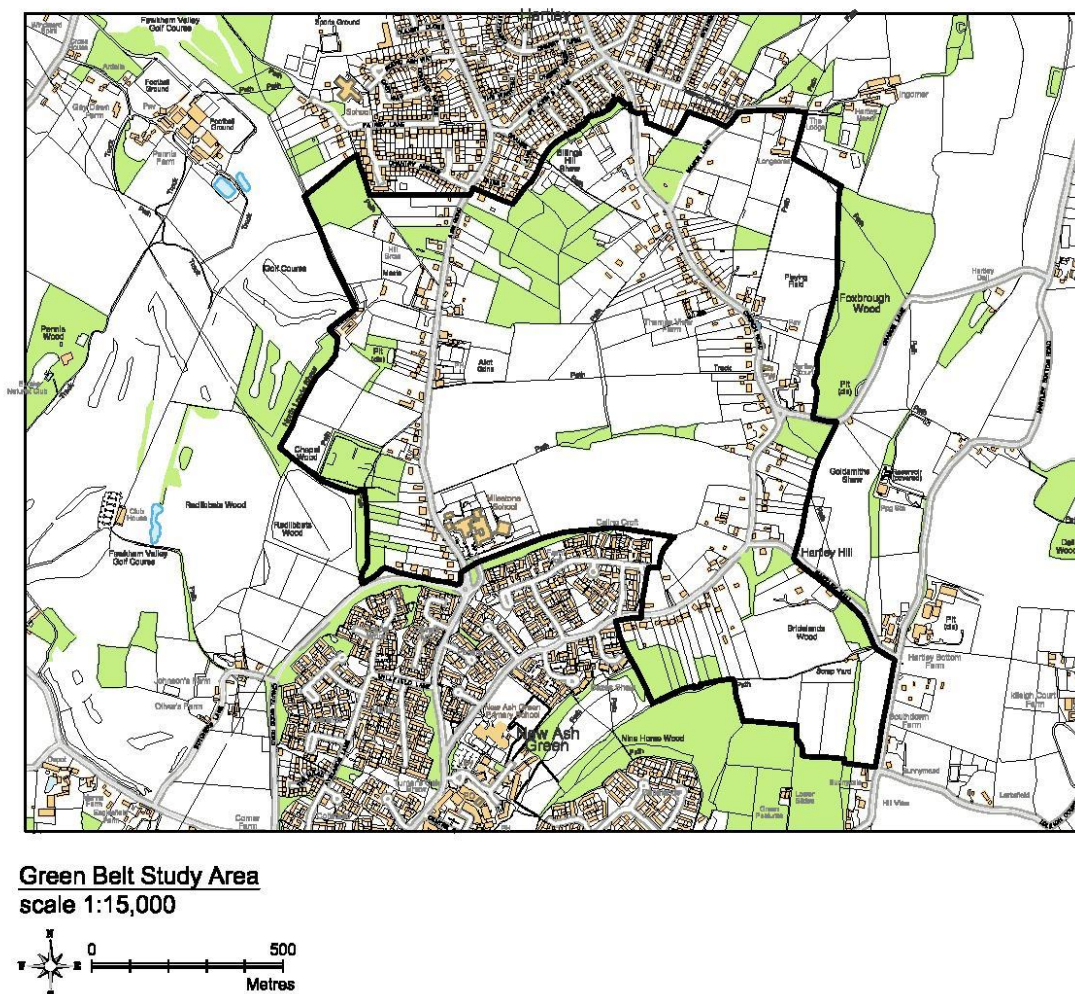
**Tony Fullwood Associates**

**Chartered Town Planners**



# Introduction

This report appraises the Green Belt purposes fulfilled by land within Hartley Parish between Hartley and New Ash Green. The Hartley Hill Plateau Landscape Character Area (see Hartley Local Landscape Character Assessment, 2022) broadly covers the gap between Hartley and New Ash Green and has been used as the basis for the study area. Whilst land to the rear of properties in Chantry Lane which was previously promoted for development (SHELAA, 2018) is outside the Hartley Hill Plateau Landscape Character Area it is within the gap between the settlements and is included in the study area. Similarly, although within the Ash-cum-Ridley Parish, Ash Green Sports Centre and Milestone Academy and land off Hartley Bottom which was previously promoted for development (SHELAA, 2018) are both within the gap between the settlements and are included in the study area.



*Map 1: Study Area*

This report appraises the Green Belt purposes fulfilled by land between Hartley and New Ash Green and assesses the impact that development would have on these purposes. The report also reviews six sites within the study area which are included in the Sevenoaks District Council Strategic Housing & Economic Land Availability Assessment (SHELAA)

December 2018, and assesses the impact that development of those sites would have on the purposes of the Green Belt.

It is recognised that a further Call for Sites may result in a requirement to appraise other specific sites, and therefore this is an interim report in response to published information.

The Sevenoaks District Council Green Belt Assessment, 2017 appraised all existing Green Belt land in Sevenoaks District by subdividing the District into large land parcels which did not allow a close assessment of how smaller areas or specific sites contributed to the purposes of the Green Belt. By considering at a sufficiently detailed scale the extent to which an area or site contributes to Green Belt purposes, conclusions can be drawn regarding the potential harm to Green Belt purposes that could result from release of Green Belt land and consequent development. The Sevenoaks District Green Belt Assessment was taken into account in this study but the difference in scale and more recent advice and practice mean that its conclusions are not directly applicable to the study area or specific sites assessed.

## Methodology

The study assesses which of the Green Belt purposes the study area and each of the six SHELAA sites and the wider Study area fulfil and the impact development would have on these purposes using a common set of criteria. The criteria are consistent with the NPPF; NPPG; PAS Guidance<sup>1</sup> and best practice.

The NPPF (Paragraph 138.) details five purposes of the Green Belt:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Paragraph 137 stresses openness and permanence as essential characteristics of the Green Belt stating that 'the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open'.

The study area and each site was visited and assessed by applying the common set of criteria set out in this methodology.

Relevant appeal decisions have been taken into account but their relevance to the site assessments must be qualified as they refer to specific development proposals, sometimes at a time when a different planning policy context applied.

The impact development would have on Green Belt purposes will ultimately depend on the scale, layout, design and landscaping proposed. Nevertheless, it is possible to assess the impact of different scales of housing development on land between Hartley and New Ash Green as well as the sites promoted through the SHELAA. The NPPF urges that efficient use be made of land (Paragraph 125) and potential of sites be optimised to accommodate and sustain an appropriate amount of development (Paragraph 130). The re-use or limited types of redevelopment of existing buildings for housing purposes may already be in conformity with NPPF and development plan policies and therefore it is reasonable to assume that the land or sites will have been promoted to intensify and expand any existing built form on the site and to optimise development potential. The precise level of impact therefore cannot be determined but development of larger areas clearly has greater potential to reduce the openness of the Green Belt by extending into land that has a distinction from urban edges, by diminishing settlement separation and by diminishing the extent to which remaining open land relates to the wider countryside.

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<sup>1</sup> Planning on the Doorstep: the Big Issues, PAS, 2015

As each purpose of the Green Belt is considered to be equal (the NPPF does not give greater importance to one purpose over another), no weighting is applied between any of the purposes.

The methodology recognises that an area or a site could be considered to make a strong contribution to the Green Belt through fulfilling only one purpose but to a high degree.

The following Paragraphs set out how each of the purposes of the Green Belt, and the impact development would have on that purpose, have been assessed.

### **Purpose 1: To check the Unrestricted Sprawl of Large Built Up Areas**

Large built up areas are not defined in national planning policy guidance. The original strategic purpose of the Green Belt was to check the sprawl of London. The outer edge of the Metropolitan Green Belt is marked by the A2, some 4km to the north of Hartley Parish. In Sevenoaks District, for the purpose of this study large built-up areas may be defined as Sevenoaks and Swanley. Hartley is not considered to be a large built up area. For this reason, land on the periphery of Hartley is not considered to fulfil this Green Belt purpose. This approach is consistent with the Sevenoaks District Green Belt Assessment, January 2017.

### **Purpose 2: To prevent neighbouring towns merging into one another**

There is no definition of towns in national planning policy guidance. Hartley and New Ash Green both have populations of over 5,000, have a physical scale, form and some facilities and can be defined as 'neighbouring towns' for the purposes of this Green Belt purpose. This is entirely separate from the classification of the settlements in the hierarchy of settlements which may be used in the emerging Local Plan which relies on a wider set of criteria and an appraisal of the relative sustainability of each settlement.

The study area and sites which contribute to the gap between Hartley and New Ash Green are therefore appraised for their impact on this purpose.

In appraising the impact development would have, a 'scale rule' approach has not been taken as the identity of a settlement is not determined solely by the distance to another settlement as the character of the place and the openness of the land in between must be taken into account.

Green Belt openness relates to lack of 'inappropriate built development'. Undeveloped land which is screened from view by high boundary walls and gates or landscape elements (e.g. tree cover) may still be considered 'open' in Green Belt terms.

The NPPG (Paragraph: 001 Reference ID: 64-001-20190722) advises on what factors can be taken into account when considering the potential impact of development on the openness of the Green Belt stating the courts have identified a number of matters which may need to be taken into account in making this assessment. These include, but are not limited to:

- openness is capable of having both spatial and visual aspects – in other words, the visual impact of the proposal may be relevant, as could its volume;
- the duration of the development, and its remediability – taking into account any provisions to return land to its original state or to an equivalent (or improved) state of openness; and



- the degree of activity likely to be generated, such as traffic generation.

In assessing whether an area or site contributes to Purpose 2, this appraisal reviews:

*The existing land uses and openness of the Green Belt area or site*

*The potential impact of development of the area or site on the openness of the gap between Hartley and New Ash Green and the sense of merging into one another.*

### **Purpose 3: to assist in safeguarding the countryside from encroachment**

This assessment considers, in particular, the extent to which the study area or site might reasonably be identified as part of the 'countryside' / 'rural' (in line with the NPPF)

The NPPF (Paragraph 149) does not regard the following development as inappropriate in the Green Belt:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would: – not have a greater impact on the openness of the Green Belt than the existing development; or – not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

Paragraph 150 also states that certain other forms of development are not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it, including the re-use of buildings provided that the buildings are of permanent and substantial construction, and material changes in the use of land (such as changes of use to outdoor sport or recreation).

The presence of such development may affect the openness of sites, but the principle of their acceptability within the Green Belt should not preclude sites from being part of the countryside and performing Green Belt purposes.

The presence of a well defined Green Belt boundary close to the study area or site with no or few urban influences extending beyond the boundary means that there is no, or limited, existing encroachment into the countryside. If boundaries are less well defined and development has extensive influence on the countryside, encroachment into the countryside may already have occurred.

In assessing whether the area or a site contributes to Purpose 3, this appraisal reviews:

*The proximity of the area or site to a settlement defined by the Green Belt*

*Whether there are well defined boundaries close to the study area or site which contain a settlement defined by the Green Belt and prevent encroachment*

*The openness of the area or site and its contribution to the openness of the wider countryside*

*Whether there are strong urban influences on the area or site*

*The nature of the land use in the parcel and whether it is classified within the NPPF as 'not inappropriate' within the Green Belt*

*The potential impact of development of the area or site on the openness of the Green Belt*

#### **Purpose 4: To preserve the setting and special character of historic towns.**

New Ash Green may be considered an historic planned settlement due to its unique historical identity as a prototype for a new way of living from the 1960s onwards. The nineteen 'neighbourhoods' of New Ash Green comprise groups of some 100 to 150 houses built in varying densities and are designed along 'Radburn' lines, separating roads from pedestrian paths. As well as housing, the layout includes a shopping centre, offices, community centre, church, library, clinic and primary school. The Sevenoaks District Council Green Belt Assessment, 2017, considered New Ash Green to be an historic town due to its unique historical identity

The assessment of this purpose relates to very few settlements in reality as later development usually envelopes the original historic town. This is not the case with New Ash Green as the original layout is largely intact due to the Green Belt designation around the original settlement.

In assessing whether the area or a site contributes to Purpose 4, this appraisal reviews:

*Whether the site forms part of the setting of New Ash Green*

*The potential impact of development of the site on the setting and special character of New Ash Green*

**Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

The NPPF (Paragraph 141) stipulates that as much use as possible should be made of suitable brownfield sites and underutilised land before Green Belt sites are considered for release.

PAS Guidance indicates that it must be the case that the amount of land within urban areas that could be developed will already have been factored in before identifying Green Belt land and that all Green Belt sites will fulfil this purpose.

The greater the restriction at the edge of settlements, the greater becomes the ingenuity of landowners and developers to recycle derelict and other often more sustainably located land within urban areas, particularly in areas of high land values. The consistent and continued supply of housing windfall sites outside the Green Belt within Sevenoaks District is a strong indication that this is an important Green Belt purpose.

The study area and all sites are considered to strongly fulfil this Green Belt purpose.



# The Study Area

## Introduction

The area comprises a patchwork of agricultural fields and blocks of woodland, traditional orchard, public open space, playing fields and allotments. The area comprises a plateau of relatively flat land (sloping very gradually downwards towards the north) and which drops away at the edges giving views out to the Pennis Valley in the west and Hartley Bottom in the east. The area is crossed by a number of public footpaths. Loose knit linear development of generally detached houses in large gardens, interspersed with open space, straddles Ash Road, Church Road and other lanes. The area is generally open in character and comprises uses appropriate in the Green Belt, or development which pre-dates its designation. Plots along Ash Road and Church Road were sold in the early 20th Century prior to Green Belt designation (the extent of the Metropolitan Green Belt in this part of Kent was first defined in the Kent Development Plan and County Map in 1958, with subsequent definition of the inner boundaries).

## Green Belt Boundaries

There is a very clear change in character and appearance between the settlements of Hartley and New Ash Green within the Green Belt boundary with their more tightly knit and regular development pattern (and in the case of New Ash Green its distinct neighbourhoods of planned 'Radburn' layouts), and the loose knit pattern of individual dwellings on either side of Ash Road and Church Road interspersed with open gaps between.

Both Hartley and New Ash Green have well defined boundaries which follow recognisable features.

### *Hartley Southern Green Belt Boundary*

The southern edge of the Hartley built up area is marked by mature woodland and tree lines. Woodland lies immediately to the south of Chantry Avenue and the recreation ground, and continues round as Billings Hill Shaw to Church Road to enclose Tates Orchard, Grange Way and Billings Hill Shaw.



*Billings Hill Shaw (above) defines the Green Belt boundary at the southern edge of Hartley*

Woodland and a tree line also define the edge of gardens fronting Manor Drive.



*The interface between rear gardens of properties fronting Manor Drive and woodland define the Green Belt boundary at the southern edge of Hartley*

#### *New Ash Green Northern Green Belt Boundary*

The northern edge of the planned neighbourhoods of New Ash Green is well defined and enclosed by woodland and rows of trees.

The Farmholt neighbourhood is defined by the Calling Croft tree belt and mature rows of trees.



*Planned open space and tree belts at the edge of the Farmholt neighbourhood define the Green Belt boundary at the northern edge of New Ash Green*





*Planned open space and tree belts at the edge of the Farmholt neighbourhood define the Green Belt boundary at the northern edge of New Ash Green*

The skyline tree belt at the edge of the Capelands and Redhill neighbourhoods of New Ash Green define the Green Belt boundary at the northern edge of New Ash Green.



*Bazes Wood and Nine Horse Wood enclose the Red Hill neighbourhood at the northern edge of New Ash Green*



## Ash Road

Loose knit, primarily linear development straddles either side of Ash Road, interspersed with open gaps including a large open field. Detached houses are generally set back from the road and situated in large gardens with mature trees and hedgerows on site boundaries. Open land is often visible behind and between houses. The grass verge adds to the informal character. This form of loose knit linear development is typical of parts of the countryside close to settlements.



*Detached houses or school buildings are set back from Ash Road with mature trees and hedgerows on site boundaries and open land behind and between houses*

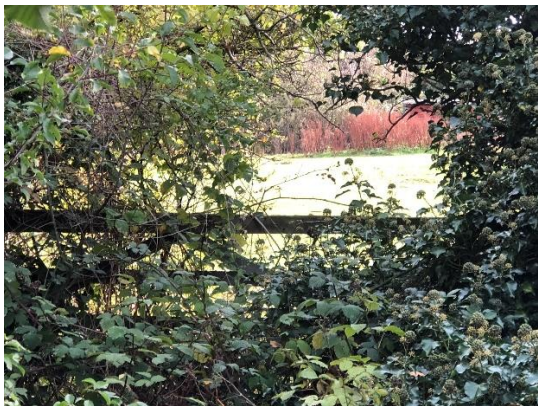




*Northfield Public Open Space fronts Ash Road*







*Gaps between buildings along Ash Road which in some cases afford longer views of the open countryside*

In conclusion, although there are properties along both sides of parts of Ash Road, the form of development is loose knit with open gaps between and avoids an urbanising effect. maintaining the sense of a gap between the denser development of the two settlements.



## Church Road

Loose knit development is dispersed on either side of Church Road interspersed with open gaps including open fields and woodland. Detached properties are generally set back from the road and situated in large gardens with mature trees and hedgerows on site boundaries. Open land is often visible behind and between the houses. With the exception of the northern section, Church Road is a narrow rural lane with informal landscaped edges and has a strong rural character. This form of loose knit linear development is typical of parts of the countryside close to settlements.



*Church Road rural lane*



*Church Road (north)*





*Detached properties in large grounds along Church Road*



*All Saints' Church Grade: I Listed Building, Church Road*

In conclusion, although there are properties along parts of Church Road, the form of development is loose knit with open gaps between and avoids an urbanising effect. maintaining the sense of a gap between the denser development of the two settlements.



## Other Lanes

Other narrow, rural lanes (Hartley Hill, Grange Lane and Manor Drive) with limited dispersed properties lead off Church Road.



*Hartley Hill*



*Church Road/ Grange Lane junction*



*Manor Drive*

In conclusion, although there are properties along the lanes, the form of development is loose knit with open gaps between and avoids an urbanising effect. maintaining the sense of a gap between the denser development of the two settlements.



## Large Open Spaces

The central and peripheral parts of the study area away from Ash Road and Church Road comprise large open spaces with very little built development.



*Manor Field Recreation Ground in Church Road looking towards Foxborough Wood*



*Northfield Open Space between Ash Road and Church Road north of New Ash Green*





*Public open space and footpath SD301*



*Allotments to the rear of Ash Road*



## **Analysis of Green Belt purposes and the potential impact of development**

The Study Area (see Map1) is designated Green Belt land and an appraisal has been undertaken as to how the area fulfils the Green Belt purposes together with the impact development would have on those purposes.

### **To check the unrestricted sprawl of large built-up areas**

The area is not situated next to a large built-up area and is therefore not considered to fulfil the purpose of checking the unrestricted sprawl of large built-up areas.

### **To prevent neighbouring towns merging into one another**

The area is located in the area which separates the settlements of Hartley and New Ash Green.

Both Hartley and New Ash Green have well defined boundaries which follow recognisable features.

There is a very clear change in character and appearance between the settlements of Hartley and New Ash Green within the Green Belt boundary.

Outside the Green Belt, the settlements are characterised by their more tightly knit and regular development pattern (and in the case of New Ash Green its distinct neighbourhoods of planned 'Radburn' layouts).

Inside the Green Belt, the central and peripheral parts of the study area away from Ash Road and Church Road comprise large open spaces with very little built development.

Although there are dwellings along Ash Road, Church Road and other rural lanes, the development is loose knit and comprises individually designed detached houses in large gardens generally with open land visible behind and between them. This loose knit character is enhanced by the presence of mature trees and hedgerows on site boundaries. The grass verge along Ash Road and the narrow rural lane of Church Road add to the informal character. This loose knit form of development avoids an urbanising effect and maintains the sense of a gap between the denser development of the two settlements.

Different types of development and siting will have different impacts on the neighbouring towns merging into one another.

Intensification of development on a site fronting Ash Road, Church Road and other rural lanes through redevelopment of existing properties or building on the gaps between development would extend built development beyond the well defined built up confines of Hartley and New Ash Green, result in a loss of visual and spatial openness and the perception of an erosion of the gap between the settlements, marginally increasing the sense of the two settlements merging. Such development would therefore have an adverse impact on this purpose. The acceptance of the principle of building in a gap between development, or the intensification of development of one site along these roads and lanes would be likely to set a precedent for other sites and the cumulative impact of such development would have an urbanising effect, reduce visual and spatial openness and the sense of a gap between the denser development of the two settlements and significantly

increase the sense of the two settlements merging as the built up frontage becomes continuous.

Development of land to the rear of linear development (garden land, woodland or fields) along Ash Road, Church Road and other rural lanes would introduce backland development. This is likely to mean the construction of a new or larger vehicular access with visibility splays and additional buildings behind the existing single-plot depth. This would have the effect of widening the depth of development along the roads. New development and activity would be perceived from the roads through new or widened access points and, subject to the local topography and site layout, visibility of the additional built development. Such development would be likely to have a significant impact on the openness of the gap between Hartley and New Ash Green. Such development would extend built development beyond the well defined built up confines, result in a loss of visual and spatial openness and the perception of an erosion of the gap between the settlements, increasing the sense of the two settlements merging. Such development would therefore have an adverse impact on this purpose. The acceptance of the principle of backland development along these roads and lanes would be likely to set a precedent for other sites and the cumulative impact of such development would have an urbanising effect, reduce visual and spatial openness and the sense of a gap between the denser development of the two settlements and significantly increase the sense of the two settlements merging as the built up frontage becomes continuous.

Development on the larger open spaces within the centre of the plateau or which front Ash Road, Church Road and the rural lanes would extend built development beyond the well defined built up confines, result in a loss of visual and spatial openness and the perception of an erosion of the gap between the settlements, increasing the sense of the two settlements merging. Development of larger undeveloped open sites within the centre or periphery of the plateau would significantly erode the gap between settlements. Such development of larger open sites would have a significant adverse impact on this purpose.

### **To assist in safeguarding the countryside from encroachment**

Both Hartley and New Ash Green have well defined boundaries which follow recognisable features. The southern edge of the Hartley built up area is marked by mature woodland and tree lines. The northern edge of the planned neighbourhoods of New Ash Green is well defined by woodland and tree belts which generally surround a further buffer of open space.

There is a very clear change in character and appearance between the more tight knit and regular development patterns of Hartley and New Ash Green which are located outside the Green Belt and the surrounding countryside within the Green Belt which is generally open in character comprising a patchwork of agricultural fields and blocks of woodland, traditional orchard, public open space, playing fields and allotments together with loose knit development dispersed along the roads and lanes serving the area.

All types of development in the study area would encroach on the countryside by extending built development and associated activity beyond the well defined built up confines of Hartley and New Ash Green. Such encroachment would occur whether building in a gap between development or intensification of development along or behind the linear development fronting Ash Road or Church Road connecting Hartley and New Ash Green or isolated development in more remote undeveloped open areas including along the rural lanes of



Hartley Hill, Grange Lane and Manor Drive. Development and the resultant activity generated would have a permanent adverse impact on the visual and spatial openness and would represent encroachment on the countryside. Development would therefore have an adverse impact on this purpose. The larger the scale of development, the greater the encroachment into the countryside and the more severe the impact on this Green Belt purpose.

### **To preserve the setting and special character of historic towns**

The special character of New Ash Green is marked by individual neighbourhoods of planned 'Radburn' layouts separated by open space, planned around a central commercial and community hub and surrounded by woodland. The original layout is largely intact due to the Green Belt designation around the original settlement.

Development outside this planned development would extend beyond the distinct and historic layout and the well defined landscaped edge of this 'model' settlement. The impact of development on the setting and special character of New Ash Green would depend on the distance from the settlement, topography, the presence of intervening development and vegetation and the scale and nature of the proposed development.

Larger scale development in an area close to the well defined boundary which formed part of the setting of New Ash Green would be unlikely to preserve its setting and special character and would have an adverse impact on this Green Belt purpose.

Development on open land immediately outside the well defined edge of New Ash Green would represent an incongruous addition to the distinct and planned layout beyond the well defined boundary and have an adverse impact on the on its setting and special character. Larger scale development in such locations would have a significant adverse impact on the on the setting and special character of New Ash Green.

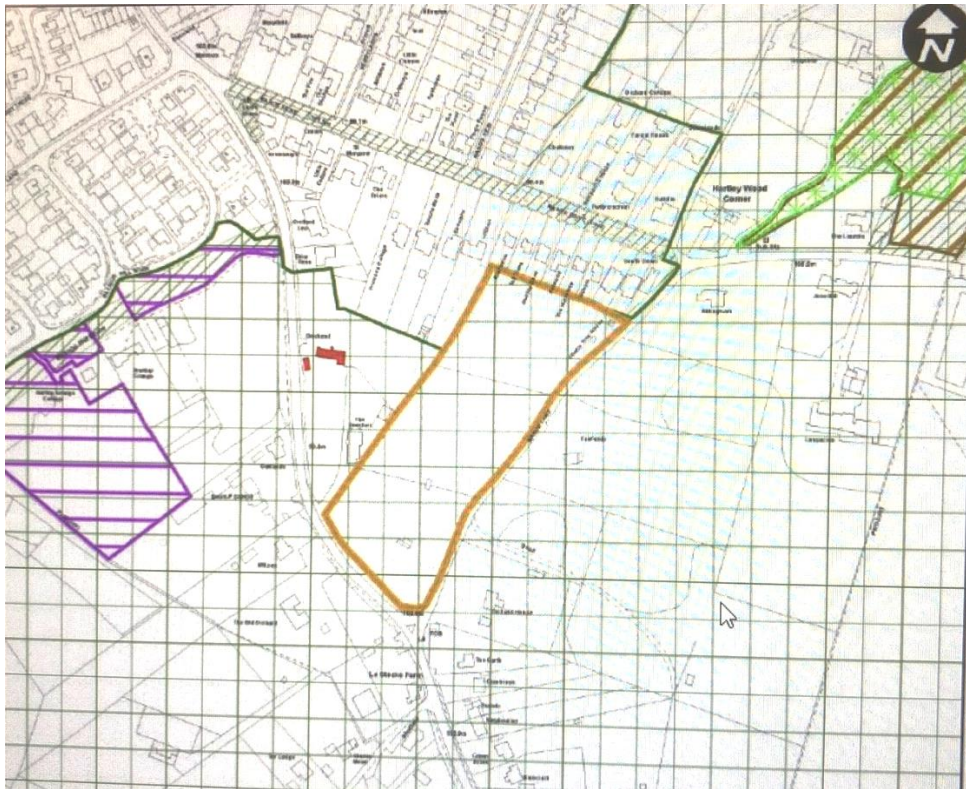
Building in a gap between development or intensification of development along or behind the linear development fronting Ash Road or Church Road close to New Ash Green would represent an incongruous addition to the distinct and planned layout beyond the well defined boundary and have an adverse impact on the on its setting and special character.

### **To assist in urban regeneration, by encouraging the recycling of derelict and other urban land**

Constraining development in the study area will encourage the recycling of derelict and other urban land and help fulfil this Green Belt purpose. Development within the study area would therefore have an adverse impact on this Green Belt purpose.

# SHEELA, 2018, Site Appraisals

## Land west of Manor Lane, Hartley



*Site outlined in orange (extract from SHELAA, Sevenoaks District Council, 2018)*

## Site Description



*Land west of Manor Lane*

The 2.02ha greenfield site comprises garden land with woodland to the south. The site is bounded by the long rear gardens of a row of detached properties fronting Manor Drive to the north and sporadic low density development with substantial gardens fronting Manor Lane and Church Road to the south east, south west and north west.

### **Green Belt Appraisal**

The site is situated within the Green Belt and an appraisal has been undertaken as to how it fulfils the Green Belt purposes together with the impact development would have on those purposes.

#### **To check the unrestricted sprawl of large built-up areas**

As none of the sites within this study are situated next to a large built-up area, none are considered to fulfil the purpose of checking the unrestricted sprawl of large built-up areas.

#### **To prevent neighbouring towns merging into one another**

The greenfield site is open in character with no buildings present. The site is located in the area which separates the settlements of Hartley and New Ash Green.

The Hartley Green Belt boundary marks a distinct change from the more tightly spaced linear detached properties fronting Manor Drive together with the grid layout of the Springcroft/Berrylands/Gorse Way development to the north - and the sporadic, well spaced, informally laid out, lower density development and open space fronting Manor Lane and Church Road to the south.

Development of this site would result in a loss of visual and spatial openness and the perception of an erosion of the gap between the settlements, marginally increasing the sense of the two settlements merging

#### **To assist in safeguarding the countryside from encroachment**

The northern boundary of the site forms the edge of the Green Belt and comprises the recognisable boundary of the rear boundaries to properties fronting Manor Drive. There is a clear distinction between the more compact and regular layout of development to the north and the more sporadic development which extends informally along Church Road which generally has a rural character. This greenfield site is plainly located in the countryside.

The greenfield site of open space and woodland extends to Church Road. The surrounding countryside is generally open with sporadic development along Church Road. Neither the properties along Church Road nor Manor Drive have a strong urban influence on the site or the wider area. The site contributes to the openness of the Green Belt. The site therefore strongly assists in safeguarding the countryside from encroachment and fulfils this purpose to a high degree.

Housing development and the resultant activity generated on this site would result in the loss of open space and woodland, would have a permanent adverse impact on the spatial and visual openness of the site and the wider open countryside and would represent encroachment on the countryside.

**To preserve the setting and special character of historic towns**

The distance, topography and intervening vegetation are likely to mean that development of this site would not have an adverse impact on the setting and special character of New Ash Green.

**To assist in urban regeneration, by encouraging the recycling of derelict and other urban land**

All sites within this study are considered to fulfil this Green Belt purpose.



## Grosvenor, Church Road



Site outlined in orange (extract from SHELAA, Sevenoaks District Council, 2018)

## Site Description



Grosvenor, Church Road

The 0.63ha site comprises a bungalow and outbuilding situated within a large landscaped garden. The site is bounded by the dense planned 'Radburn' layout of the Farmholt housing neighbourhood immediately to the west, woodland to the north and sporadic, well spaced, low density development fronting Church Road to the south and east. A row of mature trees line the western boundary.

### **Green Belt Appraisal**

The site is situated within the Green Belt and an appraisal has been undertaken as to how it fulfils the Green Belt purposes together with the impact development would have on those purposes.

#### **To check the unrestricted sprawl of large built-up areas**

As none of the sites within this study are situated next to a large built-up area, none are considered to fulfil the purpose of checking the unrestricted sprawl of large built-up areas.

#### **To prevent neighbouring towns merging into one another**

The site is located in the area which separates the settlements of Hartley and New Ash Green.

The site currently includes very limited built development with a small bungalow and adjacent outbuilding located in the south west corner of the site. The site remains predominantly open in character.

The New Ash Green Green Belt boundary is well defined by a row of trees and marks a distinct change from the more tightly spaced planned 'Radburn' layout of the Farmholt neighbourhood and the sporadic, well spaced, lower density development and open space fronting Church Road to the east and woodland to the north.

Development of this site would extend the built up area beyond the well defined built up confines, result in a loss of visual and spatial openness and the perception of an erosion of the gap between the settlements, marginally increasing the sense of the two settlements merging.

#### **To assist in safeguarding the countryside from encroachment**

The western boundary of the site forms the edge of the Green Belt and comprises the recognisable boundary of a row of mature trees. There is a clear distinction between the more tightly spaced planned 'Radburn' layout of the Farmholt neighbourhood to the east and the more sporadic development which extends informally along Church Road which generally has a rural character. The site is plainly located in the countryside.

The site comprises development of a limited scale and is primarily open. The properties along Church Road do not have a strong urban influence on the site or the wider area.

The surrounding countryside is generally open with sporadic development along Church Road. The site contributes to the openness of the Green Belt. The site therefore assists in safeguarding the countryside from encroachment.

Housing development and the resultant activity generated on this site would have a permanent adverse impact on the spatial and visual openness of the site and the wider open countryside and would represent encroachment on the countryside.

**To preserve the setting and special character of historic towns**

This edge of New Ash Green is marked by planned 'Radburn' layout of the Farmholt neighbourhood served by Calling Croft and is well defined by a row of trees which encloses this neighbourhood of New Ash Green.

This site abuts this planned development and forms part of its setting.

Development of this site would represent an incongruous addition to the distinct and historic planned layout and well defined landscaped edge of New Ash Green and would have an adverse impact on its setting and special character.

**To assist in urban regeneration, by encouraging the recycling of derelict and other urban land**

All sites within this study are considered to fulfil this Green Belt purpose.



## Baldwins Yard, Hartley Hill



Site outlined in purple (extract from SHELAA, Sevenoaks District Council, 2018)

## Site Description



Baldwins Yard site

The 10.24ha site comprises a scrap yard with a cluster of buildings close to Hartley Hill surrounded by three agricultural fields, enclosed by hedgerows. The site extends from the back gardens of properties fronting Church Road and Hartley Hill southwards, adjoining Hartley Bottom Road to the east. The northern field is surrounded by the long back gardens of properties fronting Church Road and Hartley Hill and ancient woodland to the north east. The southern fields are enclosed by extensive woodland.

### **Green Belt Appraisal**

The site is situated within the Green Belt and an appraisal has been undertaken as to how it fulfils the Green Belt purposes together with the impact development would have on those purposes.

#### **To check the unrestricted sprawl of large built-up areas**

As none of the sites within this study are situated next to a large built-up area, none are considered to fulfil the purpose of checking the unrestricted sprawl of large built-up areas.

#### **To prevent neighbouring towns merging into one another**

The site is located in the area which separates the settlements of Hartley and New Ash Green.

The site currently includes limited built development which is situated close to Hartley Hill and is surrounded by three agricultural fields and remains open in character.

The site is situated in the Hartley Bottom valley which has an open character with long views across and along the valley.

The New Ash Green Green Belt boundary is some distance to the west and is well defined by a row of trees and marks a distinct change from the more tightly spaced planned 'Radburn' layout of the Capelands and Redhill neighbourhoods and the sporadic, well spaced, lower density development and open space fronting Church Road and Hartley Hill.

Development of this large isolated site would result in built development well beyond the well defined built up confines, result in a loss of visual and spatial openness and the perception of an erosion of the gap between the settlements, significantly increasing the sense of the two settlements merging.

Redevelopment of the existing buildings with a more intense development of greater mass and scale would result in a loss of visual and spatial openness and the perception of an erosion of the gap between the settlements, marginally increasing the sense of the two settlements merging.

#### **To assist in safeguarding the countryside from encroachment**

This site is isolated from Hartley and New Ash Green and is set in open countryside. The New Ash Green Green Belt boundary is some distance to the west and is well defined by a row of trees and marks a distinct change from the more tightly spaced planned 'Radburn' layout of the Capelands and Redhill neighbourhood and the sporadic, well spaced, lower density development and open space fronting Church Road and Hartley Hill.

This extensive site currently includes limited built development (which is clustered at the edge of the site close to Hartley Hill) and remains open in character.

The houses fronting Hartley Hill abutting the site are well spaced loosely knit detached properties with large gardens. Church Road, Hartley Hill and Hartley Bottom Road are narrow lanes which have a rural character.

The surrounding countryside is generally open with limited loose knit development and displays a strong rural character. With the exception of the existing limited built form, the site contributes significantly to the openness of the countryside.

Given the isolated nature of the site within an open landscape this site strongly assists in safeguarding the countryside from encroachment and fulfils this purpose to a high degree.

Development and the resultant activity generated on this extensive site would cause substantial harm to the spatial and visual openness of this site and the wider open countryside and represent encroachment on the countryside.

Redevelopment of the existing buildings with a more intense development of greater mass and scale would adversely affect the openness of the Green Belt and represent encroachment into the countryside.

### **To preserve the setting and special character of historic towns**

This edge of New Ash Green is marked by distinct neighbourhoods of planned 'Radburn' layouts surrounded by woodland. This site is close to the Red Hill neighbourhood and forms part of its setting.

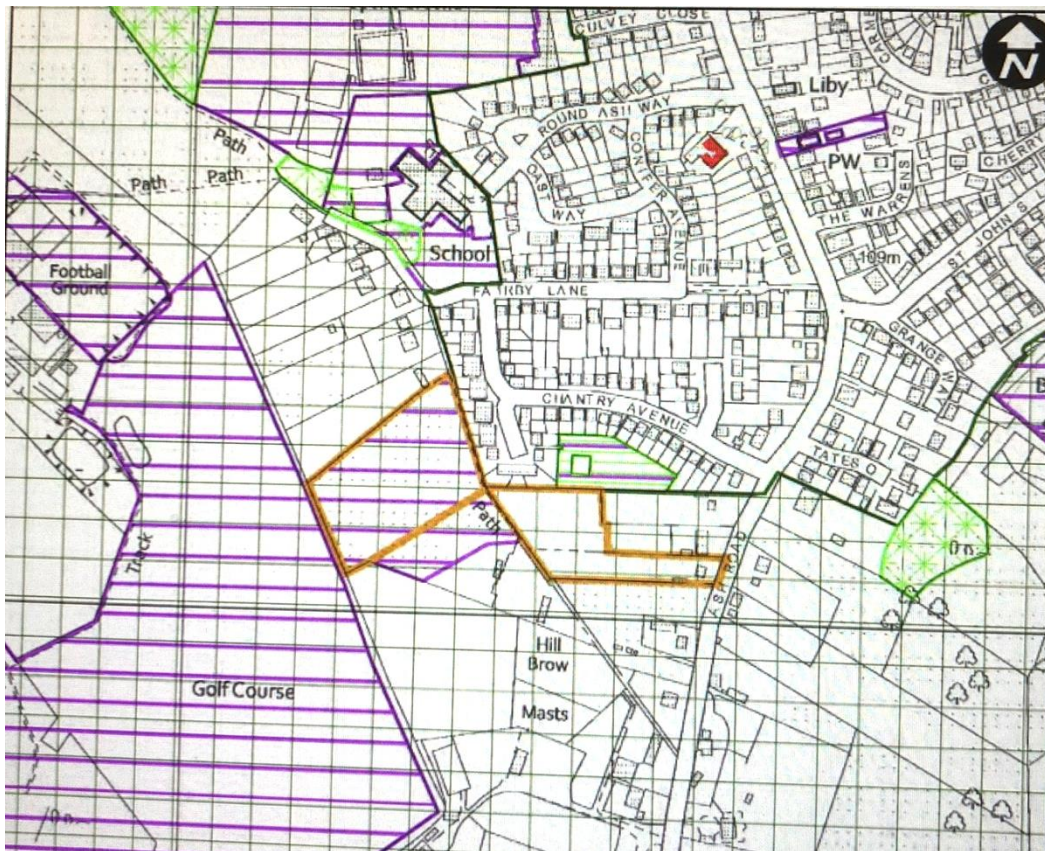
Development of this site would represent a significant and incongruous addition to the distinct and historic planned layout slightly removed from the well defined landscaped edge of New Ash Green and would have a significant adverse impact on its setting and special character.

### **To assist in urban regeneration, by encouraging the recycling of derelict and other urban land**

All sites within this study are considered to fulfil this Green Belt purpose.



## Land rear of Orlinda, Ash Road, Hartley



*Site outlined in orange (extract from SHELAA, Sevenoaks District Council, 2018)*

## Site Description



*Site to west of footpath SD221*



*Site to rear of Orlinda*

The 2.53 ha site comprises two parcels of land south of Hartley at the edge of the settlement. The site adjoining Ash Road contains a bungalow, outbuildings, garden and scrubland to the rear. The greenfield site to the rear of properties fronting Chantry Avenue is currently scrubland. Public footpath SD 221 runs between the sites.

The site served by Ash Road adjoins the compact Chantry Avenue development and a recreation ground to the north and woodland.

The site to the rear of properties fronting Chantry Avenue adjoins the long rear gardens of loose knit properties served by Fairby Lane to the north, a golf course to the west and sporadic residential properties to the south.

### **Green Belt Appraisal**

The site is situated within the Green Belt and an appraisal has been undertaken as to how it fulfils the Green Belt purposes together with the impact development would have on those purposes.

#### **To check the unrestricted sprawl of large built-up areas**

As none of the sites within this study are situated next to a large built-up area, none are considered to fulfil the purpose of checking the unrestricted sprawl of large built-up areas.

#### **To prevent neighbouring towns merging into one another**

The site is located in the area which separates the settlements of Hartley and New Ash Green.

The well defined northern boundary of the site forms the Green Belt boundary to Hartley and comprises dense woodland and a row of mature trees.

There is a very clear change in character and appearance between the settlement of Hartley within the Green Belt boundary with a more tight knit and regular development pattern, and the loose knit pattern of individual dwellings on either side of Ash Road interspersed with open gaps including open fields and woodland.

The loose knit development comprises individually designed detached houses in large gardens generally with open land visible behind and between them. This loose knit character is enhanced by the presence of mature trees and hedgerows on site boundaries. This form of development avoids an urbanising effect and maintains the sense of a gap between the denser development of the two settlements.

The site adjoining Ash Road currently includes the residential property of Orlinda fronting Ash Road and garden land with outbuilding located to the rear. The site remains predominantly open in character. The greenfield site to the west of footpath SD221 is entirely open.

Development of this site would introduce backland development into garden land and scrubland, extend the built up area beyond the well defined built up confines, result in a loss of visual and spatial openness and the perception of an erosion of the gap between the settlements, marginally increasing the sense of the two settlements merging.

**To assist in safeguarding the countryside from encroachment**

Individual dwellings with long back gardens straddle Ash Road interspersed with open gaps including open fields and woodland between them. Detached houses are generally situated in large gardens with mature trees and hedgerows on site boundaries with open land visible behind and between houses. This form of loose knit linear development is typical of parts of the countryside close to settlements.

The site comprises development of a limited scale and is primarily open.

The surrounding countryside is generally open comprising loose knit development and a golf course. The site contributes to the openness of the Green Belt. The site therefore assists in safeguarding the countryside from encroachment.

Housing development and the resultant activity generated on this site would have a permanent adverse impact on the spatial and visual openness of the site and the wider open countryside and would represent encroachment on the countryside.

**To preserve the setting and special character of historic towns**

The distance and intervening development and vegetation are likely to mean that development of this site would not have an adverse impact on the setting and special character of New Ash Green.

**To assist in urban regeneration, by encouraging the recycling of derelict and other urban land**

All sites within this study are considered to fulfil this Green Belt purpose.



## Chapel Wood Enterprises, r/o Orchard House, Ash Road



*Site outlined in orange (extract from SHELAA, Sevenoaks District Council, 2018)*

### Site Description



*Land to rear of Orchard House, Chapel Wood Enterprises*

The 0.51ha site comprises a former transport yard containing business units, a number of containers and hardstanding together with open garden land. The site is situated behind Orchard House which fronts onto Ash Road to the east and abuts open countryside of Pennis Valley which is visible to the north, west and south.



## **Green Belt Appraisal**

The site is situated within the Green Belt and an appraisal has been undertaken as to how it fulfils the Green Belt purposes together with the impact development would have on those purposes.

### **To check the unrestricted sprawl of large built-up areas**

As none of the sites within this study are situated next to a large built-up area, none are considered to fulfil the purpose of checking the unrestricted sprawl of large built-up areas.

### **To prevent neighbouring towns merging into one another**

The site is located in the area which separates the settlements of Hartley and New Ash Green.

Both Hartley and New Ash Green have well defined boundaries which follow recognisable features.

There is a very clear change in character and appearance between the settlements of Hartley and New Ash Green within the Green Belt boundary with a more tight knit and regular development pattern, and the loose knit pattern of individual dwellings on either side of the road interspersed with open gaps including open fields and woodland.

The loose knit development comprises individually designed detached houses in large gardens generally with open land visible behind and between them. This loose knit character is enhanced by the presence of mature trees and hedgerows on site boundaries. This loose knit form of development avoids an urbanising effect and maintains the sense of a gap between the denser development of the two settlements.

The low rise, small scale buildings and containers are dispersed around a hardstanding on the western portion of the site, away from Ash Road. The garden land is also set behind Orinda away from Ash Road. There are long uninterrupted views from the site to the west. The site remains predominantly open in character.

The Hartley and New Ash Green Green Belt boundaries mark a distinct change from the more tight knit and regular urban development patterns and the loose knit pattern of individual dwellings interspersed with open gaps along Ash Road.

Development of this site would introduce backland development into garden land and would replace a limited number of low rise, small scale buildings with more extensive development. Such development would extend the built up area beyond the well defined built up confines, result in a loss of visual and spatial openness and the perception of an erosion of the gap between the settlements, marginally increasing the sense of the two settlements merging.

### **To assist in safeguarding the countryside from encroachment**

Both Hartley and New Ash Green have well defined boundaries which follow recognisable features.

There is a very clear change in character and appearance between the settlements of Hartley and New Ash Green within the Green Belt boundary with a more tight knit and regular development pattern, and the loose knit pattern of individual dwellings on either side of the road interspersed with open gaps including open fields and woodland.

The loose knit development comprises individually designed detached houses in large gardens generally with open land visible behind and between them. This loose knit character is enhanced by the presence of mature trees and hedgerows on site boundaries. This loose knit form of development avoids an urbanising effect and maintains the sense of a gap between the denser development of the two settlements. The properties along Ash Road do not have a strong urban influence on the site or the wider area.

The site comprises built development of a limited scale and is primarily open. Further dispersed low rise business units are located to the south.

The surrounding open countryside of the Pennis Valley is visible from the site. The site contributes to the openness of the Green Belt. The site therefore assists in safeguarding the countryside from encroachment.

Housing development and the resultant activity generated on this site would have a permanent adverse impact on the spatial and visual openness of the site and the wider open countryside and would represent encroachment on the countryside.

**To preserve the setting and special character of historic towns**

The distance and intervening development and vegetation are likely to mean that development of this site would not have an adverse impact on the setting and special character of New Ash Green.

**To assist in urban regeneration, by encouraging the recycling of derelict and other urban land**

All sites within this study are considered to fulfil this Green Belt purpose.

## Land south of Orchard House



Site outlined in orange (extract from SHELAA, Sevenoaks District Council, 2018)

## Site Description



Land south of Orchard House



The 0.25ha site comprises a parcel of land containing hardstanding and scrubland, formerly used as a transport yard for lorry parking. The site fronts onto Ash Road to the east and abuts loose knit residential development and open countryside to the north and south and low rise, dispersed business units to the west with open countryside beyond.

### **Green Belt Appraisal**

The site is situated within the Green Belt and an appraisal has been undertaken as to how it fulfils the Green Belt purposes together with the impact development would have on those purposes.

#### **To check the unrestricted sprawl of large built-up areas**

As none of the sites within this study are situated next to a large built-up area, none are considered to fulfil the purpose of checking the unrestricted sprawl of large built-up areas.

#### **To prevent neighbouring towns merging into one another**

Both Hartley and New Ash Green have well defined boundaries which follow recognisable features.

There is a very clear change in character and appearance between the settlements of Hartley and New Ash Green within the Green Belt boundary with a more tight knit and regular development pattern, and the loose knit pattern of individual dwellings on either side of the road interspersed with open gaps including open fields and woodland.

The loose knit development comprises individually designed detached houses in large gardens generally with open land visible behind and between them. This loose knit character is enhanced by the presence of mature trees and hedgerows on site boundaries. This loose knit form of development avoids an urbanising effect and maintains the sense of a gap between the denser development of the two settlements.

The site includes no buildings and is open in character.

The Hartley and New Ash Green Green Belt boundaries mark a distinct change from the more tight knit and regular urban development patterns and the loose knit pattern of individual dwellings interspersed with open gaps along Ash Road.

Development of this open site would introduce development into a gap between buildings fronting Ash Road, extend the built up area beyond the well defined built up confines, result in a loss of visual and spatial openness and the perception of an erosion of the gap between the settlements, marginally increasing the sense of the two settlements merging.

#### **To assist in safeguarding the countryside from encroachment**

Individual dwellings with long back gardens straddle Ash Road interspersed with open gaps including open fields and woodland between them. Detached houses are generally situated in large gardens with mature trees and hedgerows on site boundaries with open land visible behind and between houses. This form of loose knit linear development is typical of parts of the countryside close to settlements.

The site contains no built form and is open in character. Neither the low density properties along Ash Road nor the low rise, dispersed business units to the west have a strong urban influence on the site or the wider area.

The surrounding countryside is generally open comprising loose knit development and the Pennis Valley to the west. The site contributes to the openness of the Green Belt. The site therefore assists in safeguarding the countryside from encroachment.

Housing development and the resultant activity generated on this site would have a permanent adverse impact on the spatial and visual openness of the site and the wider open countryside and would represent encroachment on the countryside.

**To preserve the setting and special character of historic towns**

The distance and intervening development and vegetation are likely to mean that development of this site would not have an adverse impact on the setting and special character of New Ash Green.

**To assist in urban regeneration, by encouraging the recycling of derelict and other urban land**

All sites within this study are considered to fulfil this Green Belt purpose.