

Report on Assessment of Local Green Space Proposals



January 2018

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LOCAL GREEN SPACE ASSESSMENT OF SITE

Introduction

- 1.1 This report sets out the policy background to the Local Green Space designation and assesses the proposals for local green space received as part of the public consultation on the draft Local Plan Proposed Revisions (Preferred Options) January 2017.

2 National Policy framework

- 2.1 National guidance for the designation of Local Green Space is set out in the National Planning Policy Framework (NPPF) and the National Planning Policy Guidance (NPPG).

- 2.2 The NPPF sets out the general approach to local green space. Paragraph 76 states that:

“Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.”

- 2.3 However paragraph 77 qualifies this by stating that “The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land.”

- 2.4 The NPPG provides further detailed guidance on when the local green space designation should be applied and on the criteria that should be taken into account when assessing sites for their suitability for inclusion in the designation.

- 2.5 It states that local green space should not be used to undermine the local plan's ability to meet its development needs. Local green space designations will rarely be appropriate where a site has planning permission. Therefore for the purposes of this

assessment, where sites have been proposed on housing / strategic allocations in the draft local plan or the site benefits from planning permission, these sites were deemed to be unsuitable for inclusion in the LGS designation and were rejected at the initial desk top assessment. The provision of and need for open space as part of these allocations will be addressed at the planning application stage.

3.0 Local Policy Context

3.1 The adopted Thanet Local Plan (2006) and the Preferred Options (2015) already contain a number of designations relating to open space at the local level which will be carried forward into the pre-submission publication draft local plan 2018. These are:-

- protection of open space which applies to large areas of clifftop grassland to recreation grounds and parks
- Green wedge designation. This has been included in policy and successive local plans dating back to 1980's. The designation provides a settlement separation function and protects the identity and setting of those settlements
- Local Landscape Character Areas. These were included in the 2006 local plan and have been reviewed using the most up to date methodology as recommended by Natural England.
- Allotments
- Nature reserves
- Local wildlife sites

3.2 There is also a range of International and National designations associated with the coastal environment such as Special Protection Areas (SPA), Special Areas of Conservation (SAC), Ramsar sites, Sites of Special Scientific Interest (SSSI) and Marine Conservation Zones. These have been designated for their wildlife and habitat value and represent the highest level of protection.

Process to date

3.3 The Council undertook a public consultation of the Proposed Revisions to the draft Local Plan (Preferred Options) in 2017 (20th Jan - 17th March). As part of this consultation the Council invited proposals for sites to be considered as Local Green Space (see extract set out in Table 1). This provided the opportunity for local communities to identify those areas that are of particular importance to them, in line with paragraph 76, and to propose them for inclusion as Local Green Space in the local plan.

**Table 1: Extract from Proposed Revisions to the draft Local Plan (Preferred Options)
January 2017**

Section 6: Local Green Space

6.1 The Council is inviting Town and Parish Councils, Neighbourhood Forums and community organisations to submit areas for consideration as Local Green Space (LGS), during this public consultation. Paragraph 76 of the NPPF states, that local communities should be able to identify for special protection, green areas of particular importance to them. However, paragraph 77 states further that the Local Green Space designation would not be appropriate for most green areas. For an area to be considered for the Local Green Space the NPPF identifies three instances when the designation should be made.

1. The green space should be in reasonable proximity to the community it serves;
2. The green space is demonstrably special to a local community and holds a particular local significance, for example, because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
3. Where the green area concerned is local in character and is **not** an extensive tract of land.

Other issues to consider when proposing an area for inclusion in this designation:

- a. The area does not have to be in public ownership, although contact with the landowner is advisable as they will have an opportunity to make representations in respect of the proposals affecting their land;
- b. How the land will be managed in the future
- c. Local Green Space designation cannot be applied to sites which have an existing planning permission or local plan allocation
- d. All proposals must be accompanied by an ordnance survey map with the site clearly identified

Further information is available from the following websites

<https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities> - paras 76-79, National Planning Policy Framework

<https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space#Local-Green-Space-designation>

- 3.4 A total of 47 comments were received in relation to the local green space section, of these, only 43 were proposed, the rest were general comments about the designation. These can be viewed online in Section 6: Local Green Space at <https://consult.thanet.gov.uk/consult.ti/TLPPOR/consultationHome>

- 3.5 Where the submissions were not accompanied by a map extract detailing the proposed site, one was requested and a map extract was provided if requested. Where the location and boundary of the site was not clarified, the Council assumed a boundary based on local knowledge and the site visit. These sites are listed in table 2.

Table 2: Sites that were not accompanied by a site plan

| Site Number | Address | Comment |
|-------------|---|--|
| 11 | Holmes Park, Knight Avenue, Broadstairs | Assumed boundary of park based on OS data |
| 14 | Manston Airport Northern Grass and other sections of the airport, Manston | Assumed this includes the whole of the airport site |
| 39 | Disused railway line, Tivoli Road to Enterprise Way, Margate | Assumed boundary based on OS map features |
| 40 | Area near scheduled grade 2 listed ancient monument of Dent De Lion Gatehouse in Garlinge | Assumed this is within the area included in the strategic housing allocation |
| 41 | Proposing ST3 as a local green space, Park Lane, Birchington | The reference ST3 refers to housing allocation in the preferred options document and therefore this boundary is taken for the proposal |

- 3.7 The following sites were submitted during 2017 public consultation. The table below sets out the site and the proposer.

Table 3: Proposed Local Green Spaces 2017

| Site Number | Site | Proposer |
|-------------|---|---|
| 1 | Kitty's Green, Reading Street, Broadstairs | Broadstairs and St Peter's Town Council |
| 2 | Culmer's Amenity Land, Vere Road/Alexandra Road, Broadstairs | |
| 3 | Prince Andrew Road (3 separate areas), Broadstairs | |
| 4 | Linley Road (2 separate areas) Broadstairs | |
| 5 | Broadhall Manor, off Foreland Heights, Broadstairs | |
| 6 | Cliff-top Area on the North Foreland Estate, Broadstairs | |
| 7 | Cross-roads of Fairfield Road and Bromstone Road, Broadstairs | |
| 8 | Taddy's Allotments, Reading Street, Broadstairs | |

| Site Number | Site | Proposer |
|-------------|---|---|
| 9 | Land at Mill Piece, Canterbury Road, Birchington | Craig Solly |
| 10 | Land at Gore End Farm, Minnis Road, Birchington | |
| 11 | Holmes Park, Knight Avenue, Broadstairs | Paul Dickinson |
| 12 | Manston Airport, Manston Road, Manston | Ralph Allison |
| 13 | Cliftonville's cliff top greens, between the Winter Gardens and Kingsgate, Fort Hill to Palm By Avenue, Cliftonville to Kingsgate | Terry McElligott |
| 14 | Manston Airport Northern Grass and other sections of the airport, Manston | Paul Eaton |
| 15 | Land between Windermere Avenue and Kentmere Avenue Nethercourt Estate, Ramsgate | James Hose |
| 16 | land between Garlinge and Westgate, Land bounded by Minster Road and Shottendane Road, Westgate | Elaine Chantler |
| 17 | Chapel Place Gardens (the tract of land between Chapel Place, Ramsgate | Rebecca Gordon-Nesbitt - Chapel Place Gardens Residents Association |
| 18 | Dane Valley Woods, Dane Valley Road, Margate, | Steve Darling Dane Valley Woods |
| 19 | Village Green, Foads Lane / Cottington Road, Cliffsend | Cliffsend Parish Council |
| 20 | Meadow, Cliffs End Road, Cliffsend | |
| 21 | Hugin Green, Sandwich Road, Cliffsend | |
| 22 | Cliffsend Road green, Cliffs End Road, Cliffsend | |
| 23 | Cottington Road green, Earlsmead Crescent, Cliffsend | |
| 24 | Playground, Foads Lane, Cliffsend | |
| 25 | Culmer's Amenity Land, Alexandra Road, Broadstairs | Lorraine Williams - Broadstairs Town Team |
| 26 | Pierremont Park, High Street, Broadstairs | |
| 27 | King George VI memorial park, Montefiore Avenue, Broadstairs | |
| 28 | Memorial Recreation Ground, Lawn Road, Broadstairs | |
| 29 | St Peters Recreation Ground, Grange Road / Norman Road, Broadstairs | |

| Site Number | Site | Proposer |
|-------------|--|---|
| 30 | Joss Bay, Kingsgate Bay, North Foreland and Botany Bay, Broadstairs | |
| 31 | Jackey Bakers Fields, Highfield Road, Broadstairs | |
| 32 | Victoria Gardens, Victoria Parade, Broadstairs | |
| 33 | Southcliff Parade, Broadstairs | |
| 34 | Western Esplanade, Broadstairs | |
| 35 | Nash Road Allotments, Nash Road, Westwood | |
| 36 | Mocketts Wood, Hopeville Avenue, Broadstairs | |
| 37 | Westover Gardens, Broadstairs | |
| 38 | Green Space / Seating area, Reading Street, Broadstairs | David Theoff - Reading Street Residents Association |
| 39 | Disused railway line, Tivoli Road to Enterprise Way, Margate | Clifford Tamplin |
| 40 | Area near scheduled grade 2 listed ancient monument of Dent De Lion Gatehouse in Garlinge | Matthew White |
| 41 | Proposing ST3 as a local green space, Park Lane, Birchington | Alec & Ann Kirkland |
| 42 | Clifftops between Botany Bay and Palm Bay, Eastern Esplanade / Palm Bay Avenue, Cliftonville to Botany Bay | Zara Catley |
| 43 | Asparagus Field, Cliffs End Road / Foads Lane Cliffsend | Cliffsend Parish Council |

4.0 Methodology for assessing site

- 4.1 Sites were assessed using a standard proforma based on the criteria set out in the NPPF and NPPG the criteria used is set out in the table 4. An example of the proforma is attached in appendix 1. Only sites that were submitted by the community as part of the 2017 consultation were assessed for their suitability. There are possibly other open spaces in the District that could be considered but were not put forward. Should members of the community wish to include other areas within this designation, then this would need to be through either the neighbourhood plan process or during publication under Regulation 19 of the local plan process.

Table 4: NPPF / NPPG Local Green Space Criteria

| Criteria | NPPF / NPPG reference |
|---|---|
| Is the site in close proximity to the local community that it would serve? | NPPF paragraph 77 NPPG paragraph 014 |
| Where the green area is demonstrably special to a local community and holds a particular local significance e.g. Is the proposals to designate supported by any of the following: A friends group, parish or town council, local community group, the Ward Member? | NPPF paragraph 77 NPPG paragraph 009 |
| Does the site have visual amenity value? | NPPF paragraph 77 |
| Does the site have historic significance? Local heritage asset? Setting of heritage asset? | NPPF paragraph 77 |
| Does the site have recreational value? E.g playing field | NPPF paragraph 77 |
| Is the site important for its tranquillity? | NPPG paragraph 013 |
| Is the site important for its wildlife value? | NPPF paragraph 77 |
| Is the site local in character and therefore not an extensive tract of land? | NPPF paragraph 77 NPPG paragraph 015 |

4.2 An initial desk top assessment was undertaken, of the sites submitted to see if any existing local plan designations applied to the sites. Those that were covered by either an allocation in the draft local plan or had planning permission or were large tracts of land, were deemed unsuitable and the proforma was completed to this effect.

4.3 The sites submitted can be grouped into 7 broad categories:

- 1) Local plan allocations / sites with planning permission
- 2) Coastal clifftop
- 3) Parks and gardens
- 4) Allotments
- 5) Amenity areas within urban area
- 6) Small amenity areas on residential estates
- 7) Others – that do not fall into the other categories

4.4 All sites were visited and photographed from May to July and a proforma was completed for each site. Sites were evaluated according to the NPPF/G criteria, for

their suitability for inclusion in the designation and this was detailed on the proforma. Where sites were already protected either through international designations or protected open space or allotment policies, these have been assessed to see if the current protection is sufficient. A standard approach has been taken to all the cliff top areas proposed. These are already protected by the protection of open space designation and in some places, international nature conservation designations. Clifftop areas have been excluded from the designation as they provide an extensive area around the district and may require full and complete access for engineering works for example, to deal with cliff stabilisation, coastal protection and coastal erosion. Local green space designation could prevent necessary and vital work in the interest of public safety, from taking place. These areas also have more than local use.

- 4.5 A multi-disciplinary group from across the Council including officers from Planning, Estates, Tourism and Sports Development discussed the approach to the assessment of sites and those that satisfied the criteria that should be included in the pre-submission local plan. This was then presented to the member Local Plan Working Group who re-affirmed the approach and the sites for inclusion and this was later agreed at the meeting of the Cabinet on 25th October 2017.

5.0 Summary results of the site assessments

- 5.1 The results of the site assessments are set out in summary table 5 below. The full assessment forms of each site can be found in Appendix 2 to this report, published separately. Table 5 below provides a summary of the conclusions for each site submitted.

Table 5: Summary of site assessments

| Site Number | Site | Proposer | LGS | Summary of assessment |
|-------------------|-----------------------------------|--|-----|--|
| LGS1 | Kitty's Green Broadstairs | Broadstairs Town Council | Y | Site has value for visual amenity, historic significance, informal recreation. Site is local in character. Designate as local green space. |
| LGS2 LGS25 | Culmer's Amenity Land Broadstairs | Broadstairs Town Council and Lorraine Williams - Broadstairs Town Team | Y | Site has value for visual amenity, historic significance, informal recreation. Site is local in character. Designate as local green space. |
| LGS3 | Prince Andrew Road Broadstairs | Broadstairs Town Council | N | Site has limited tranquillity, recreational or wildlife value. Site does not meet the NPPF criteria for designation. |
| LGS4 | Linley Road Broadstairs | Broadstairs Town Council | N | Site has limited tranquillity, recreational or wildlife value. Site does not meet the NPPF |

| Site Number | Site | Proposer | LGS | Summary of assessment |
|-------------|---|--------------------------|-----|---|
| | | | | criteria for designation. |
| LGS5 | Broadhall Manor, off Foreland Heights Broadstairs | Broadstairs Town Council | N | Site is private open space for residents. Has some visual amenity, limited tranquillity and wildlife value, no historical significance. Site does not meet the NPPF criteria for designation. |
| LGS6 | Cliff-top Area on the North Foreland Estate Broadstairs | Broadstairs Town Council | N | Site is part of the wider network of cliff-top grassland around the Thanet Coast and the designation of LGS may impact on flood protection and coastal works. Site is also covered by nature conservation designations – SPA, SAC/Ramsar and SSSI, therefore there is sufficient protection. Do not include in designation. |
| LGS7 | Cross-roads of Fairfield Road and Bromstone Road Broadstairs | Broadstairs Town Council | N | Possibly highway land on a busy roundabout. Site does not meet the NPPF criteria for designation. |
| LGS8 | Taddy's Allotments Broadstairs | Broadstairs Town Council | N | Site is already sufficiently protected by the local plan allotment policy and therefore additional protection is not needed. Do not include in designation. |
| LGS9 | Land at Mill Piece, Canterbury Road, Birchington | Craig Solly | N | Site is partly covered by strategic housing allocation. Site does not meet the NPPF criteria for designation. |
| LGS10 | Land at Gore End Farm, Birchington | Craig Solly | N | Site has been identified as strategic housing allocation. Site does not meet the NPPF criteria for designation. |
| LGS11 | Holmes Park Broadstairs | Paul Dickinson | Y | Site has value for visual amenity, historic significance, informal recreation, wildlife, tranquillity. Site is local in character. Designate as local green space. |
| LGS12 | Manston Airport | Ralph Allison | N | Site has been identified as strategic allocation. Site does not meet the NPPF criteria for designation. |
| LGS13 | Cliftonville's cliff top greens, between the Winter Gardens and Kingsgate | Terry McElligott | N | Site forms part of the cliff-top area and the designation of LGS may impact on flood protection and coastal works. Site is already protected open space. Do not include in designation. |

| Site Number | Site | Proposer | LGS | Summary of assessment |
|-------------|---|---|-----|---|
| LGS 14 | Manston Airport Northern Grass and other sections of the airport | Paul Eaton | N | Site has been identified as strategic housing allocation. Site does not meet the NPPF criteria for designation. |
| LGS 15 | land between Windermere Avenue and Kentmere Avenue Nethercourt Estate | James Hose | Y | Site fulfils some of the criteria for LGS and is an important small open space in an otherwise built up area. Designate as local green space. |
| LGS 16 | land between Garlinge and Westgate | Elaine Chantler | N | Site forms part of the strategic housing allocation in the draft local plan. Site does not meet the NPPF criteria for designation. |
| LGS 17 | Chapel Place Gardens, Ramsgate | Rebecca Gordon-Nesbitt - Chapel Place Gardens Residents Association | N | Inappropriate to designate as LGS given the current educational use of the site. Site does not meet the NPPF criteria for designation. |
| LGS 18 | Dane Valley Woods, Dane Valley Road, Margate | Steve Darling Dane Valley Woods | Y | Site was created as a community woodland. It has value for visual amenity, informal recreation, tranquillity, wildlife, is important locally. Designate as Local Green Space. |
| LGS 19 | Village Green, Foads Lane/Cottington Road Cliffsend | Cliffsend Parish Council | Y | Site is local, has value for visual amenity, informal recreation, tranquillity and wildlife. Designate as Local Green Space. |
| LGS 20 | Meadow, Cliffs End Road, Cliffsend | Cliffsend Parish Council | Y | Site is local, has value for visual amenity, informal recreation, tranquillity and wildlife. Designate as Local Green Space. |
| LGS 21 | Hugin Green Sandwich Road Cliffsend | Cliffsend Parish Council | N | Although it is an important open space it is already s protected open space and therefore does not require any additional protection. Site forms part of the clifftop area and the designation of LGS may impact on flood protection and coastal works. Do not include in designation. |
| LGS 22 | Cliffs End Road green | Cliffsend Parish Council | N | Site does not meet the NPPF criteria for designation. |
| LGS 23 | Area at Earlsmead Crescent, Cliffsend | Cliffsend Parish | Y | Site is local, has value for visual amenity, informal recreation and |

| Site Number | Site | Proposer | LGS | Summary of assessment |
|-------------|--|---|-----|---|
| | | Council | | tranquillity. Designate as Local Green Space. |
| LGS 24 | Playground, Foads Lane, Cliffsend | Cliffsend Parish Council | Y | Site is local, has value for visual amenity, recreation, tranquillity and wildlife. Designate as local green space. |
| LGS 26 | Pierremont Park Broadstairs | Lorraine Williams - Broadstairs Town Team | Y | Site has value for visual amenity, historical significance, wildlife, tranquillity, and informal recreation. Site is local in character. Designate as local green space. |
| LGS 27 | King George VI memorial park | Lorraine Williams - Broadstairs Town Team | N | Although it is an important open space, it forms part of the clifftop area and the designation of LGS may impact on flood protection and coastal works. Site is already protected open space and additional protection is not appropriate as it may have an impact on any future required coastal works. Do not include in designation. |
| LGS 28 | Memorial Recreation Ground Lawn Road, Broadstairs | Lorraine Williams - Broadstairs Town Team | Y | Site has value for visual amenity, wildlife, tranquillity, formal and informal recreation. Site is local in character. Designate as local green space. |
| LGS 29 | St Peters Recreation Ground, Grange Road Broadstairs | Lorraine Williams - Broadstairs Town Team | Y | Site has value for visual amenity, wildlife, tranquillity, formal and informal recreation. Site is local in character. Designate as local green space. |
| LGS 30 | Joss Bay, Kingsgate Bay, North Foreland and Botany Bay | Lorraine Williams - Broadstairs Town Team | N | This is an extensive area and includes part of the clifftop area and the designation of LGS may impact on flood protection and coastal works. It is also covered by other designations such as green wedge. Site does not meet the NPPF criteria for designation. |
| LGS 31 | Jackey Bakers Fields, Broadstairs | Lorraine Williams - Broadstairs Town Team | N | Site is allocated for sport and is an extensive tract of land. Site does not meet the NPPF criteria for designation. |
| LGS 32 | Victoria Gardens Broadstairs | Lorraine Williams - Broadstairs Town Team | N | Although site meets some of the criteria for local green space, it forms part of the clifftop area and its designation may impact on necessary coastal protection works. The site is, however, already protected as open space. Do not include in designation. |

| Site Number | Site | Proposer | LGS | Summary of assessment |
|-------------|---|---|-----|--|
| LGS 33 | Southcliff Parade, Broadstairs | Lorraine Williams - Broadstairs Town Team | N | Although site meets some of the criteria for local green space, it forms part of the clifftop area and its designation may impact on necessary coastal protection works. The site is, however, already protected as open space. Do not include in designation. |
| LGS 34 | Western Esplanade, Broadstairs | Lorraine Williams - Broadstairs Town Team | N | Although site meets some of the criteria for local green space, it forms part of the clifftop area and its designation may impact on necessary coastal protection works. The site is, however, already protected as open space. Do not include in designation. |
| LGS 35 | Nash Road Allotments OS Grid Reference TR 35500 69246 | Lorraine Williams - Broadstairs Town Team | N | Allotments are already protected by policy. Do not include in designation. |
| LGS 36 | Mocketts Wood, Broadstairs | Lorraine Williams - Broadstairs Town Team | Y | Site has value for visual amenity, historic significance, informal recreation, tranquillity and biodiversity. Designate as local green space. |
| LGS 37 | Westover Gardens Broadstairs | Lorraine Williams - Broadstairs Town Team | Y | Site has some visual and informal recreation value. The site would benefit from extra protection as it is the only usable open space in an otherwise built up area. Designate as local green space |
| LGS 38 | Reading Street Broadstairs | David Theoff - Reading Street Residents Association | N | Site is part of the grass verge adjacent to the highway. Site does not meet the NPPF criteria for designation. |
| LGS 39 | Disused railway line from Margate Station, Tivoli Road, College Road to Enterprise Way | Clifford Tamplin | N | Although an important feature in the urban area the site is in multiple ownership and is extensive. Site does not meet the NPPF criteria for designation. |
| LGS 40 | Area near scheduled grade 2 listed ancient monument of Dent De Lion Gatehouse in Garlinge | Matthew White | N | Site has been identified as a strategic allocation in the draft local plan. Site does not meet the NPPF criteria for designation. |
| LGS 41 | Proposing ST3 as a local green space. | Alec & Ann Kirkland | N | Site has been identified as a strategic allocation in the draft local plan. |

| Site Number | Site | Proposer | LGS | Summary of assessment |
|-------------|---|--------------------------|-----|--|
| | A solar panel field would be most suitable for the whole area | | | Site does not meet the NPPF criteria for designation. |
| LGS 42 | Cliff tops between Botany Bay and Palm Bay | Zara Catley | N | Although site meets some of the criteria for local green space, it forms part of the clifftop area and its designation may impact on necessary coastal protection works. The site is, however, already protected as open space. Do not include in designation. |
| LGS 43 | Asparagus field Cliffsend | Cliffsend Parish Council | N | Site has planning permission for residential development. Site does not meet the NPPF criteria for designation. |

6.0 Conclusions

- 6.1 The Council has assessed the 43 sites that were submitted for inclusion in the local green space designation at the Revision to Preferred Option Local Plan Consultation January 2017. These have been assessed against the criteria in the NPPF and NPPG and out of the 43 only 14 submissions satisfy the criteria. These have now been included in the pre-submission publication of the Thanet Local Plan which is available for inspection for 6 weeks from 25th January to 8th March. Details can be found on the Council's website www.thanet.gov.uk.
- 6.2 All comments made at this next stage on the Pre-Submission Publication Draft Local Plan and the accompanying evidence base, including this report, will be submitted to the Planning Inspectorate for consideration as part of the local plan process.

Appendices

- Appendix 1 Proforma
- Appendix 2 Site Assessments – published separately

| | |
|----------------------------------|-------|
| Site reference | LGSXX |
| Site name | |
| Site address | |
| Town/village | |
| Site area | |
| Proposer | |
| Ownership / public access | |
| Date of site visit | |

| |
|-----------|
| Site Plan |
|-----------|

| |
|------------|
| Photograph |
|------------|

| | |
|---|--|
| Site description | |
| Planning History/ Local Plan Policy | |
| Is the site in close proximity to the local community that it would serve? | |
| Where the green area is demonstrably special to a local community and holds a particular local significance e.g. Is the proposals to designate supported by any of the following: A friends group, parish or town council, local community group, the Ward Member? | |
| Does the site have visual amenity value? | |

| | |
|--|--|
| Does the site have historic significance? Local heritage asset? Setting of heritage asset? | |
| Does the site have recreational value? E.g playing field | |
| Is the site important for its tranquillity? | |
| Is the site important for its wildlife value? | |
| Is the site local in character and therefore not an extensive tract of land? | |
| Allocate as Local Green Space? | |
| Is LGS appropriate? | |
| If not any other designation more appropriate and why? | |
| Conclusion | |

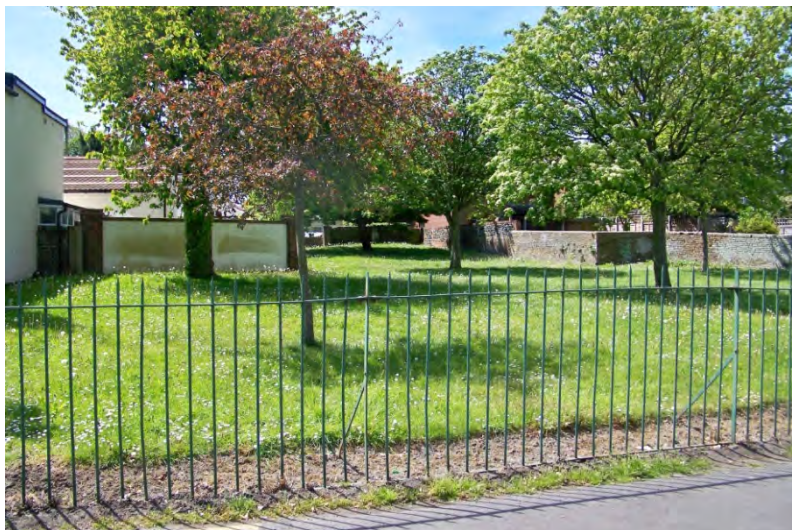
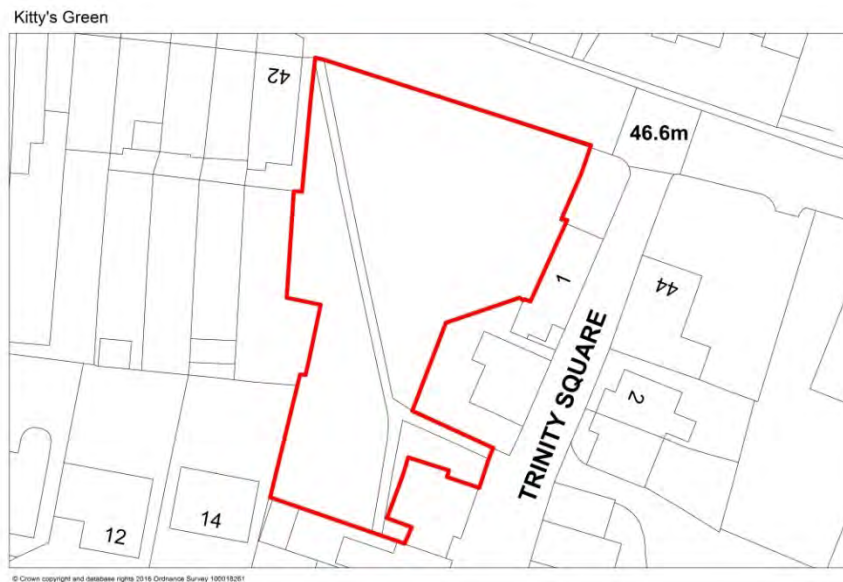
Appendix 2

Local Green Space Site Assessments

January 2018

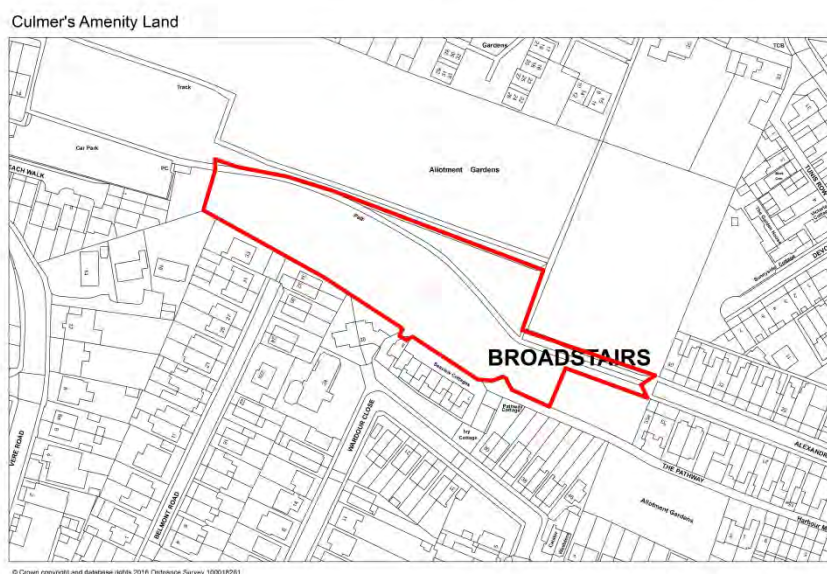
LOCAL GREEN SPACE SITE ASSESSMENT FORM

| | |
|----------------------------------|--|
| Site reference | LGS01 |
| Site name | Kitty's Green |
| Site address | Reading Street |
| Town/village | Broadstairs |
| Site area | 0.09ha |
| Proposer | Broadstairs and St Peters Town Council |
| Ownership / public access | Public access |
| Date of site visit | 10/05/17 |



| | |
|---|---|
| Site description | The site is a small informal open space enclosed by a wrought iron fence with a number of reasonably mature trees. The site has seating and a path cuts diagonally across the open space. There is also a Town Council public notice board and a site information notice board about the area known as Reading Street which forms part of the Broadstairs Town Trail. |
| Planning History/ Local Plan Policy | Site is protected as open space in the Adopted Local Plan 2006 and has been carried forward into the pre-submission plan. Within conservation area. |
| Is the site in close proximity to the local community that it would serve? | Yes. Site is within the urban area and the local community of Reading Street. |
| Where the green area is demonstrably special to a local community and holds a particular local significance e.g. Is the proposals to designate supported by any of the following: A friends group, parish or town council, local community group, the Ward Member? | Site has been proposed by Broadstairs and St Peter's Town Council. |
| Does the site have visual amenity value? | The site is an attractive open space within the Conservation Area. The site has visual amenity in the otherwise narrow streetscene. |
| Does the site have historic significance? Local heritage asset? Setting of heritage asset? | Within the conservation area. The area includes traditional flint cottages and walls and other historic features |
| Does the site have recreational value? E.g. playing field | Informal recreation – quiet open space with seating. |
| Is the site important for its tranquillity? | Tranquil open space |
| Is the site important for its wildlife value? | May have some wildlife value |
| Is the site local in character and therefore not an extensive tract of land? | The site is local in character. |
| Allocate as Local Green Space? | Yes as site meets the NPPF criteria |
| Is LGS appropriate? | Yes |
| If not any other designation more appropriate and why? | |
| Conclusion | Designate as local green space in the pre-submission draft Local Plan. Site meets the NPPF criteria for Local Green Space. |

| | |
|----------------------------------|---|
| Site reference | LGS02 (See also LGS25) |
| Site name | Culmer's Amenity Land |
| Site address | Vere Road / Alexandra Road |
| Town/village | Broadstairs |
| Site area | 0.58ha |
| Proposer | Broadstairs and St Peters Town Council |
| Ownership / public access | Public access linking Alexandra Road Vere Road and Bradstow Way |
| Date of site visit | 08/06/17 |





| | |
|---|---|
| Site description | The site is a linear area of amenity grassland. It slopes fairly steeply towards the path. The surfaced path is lined with a series of benches. To the south are residential properties edged in part with a traditional flint wall and a strong tree belt while there are allotments to the north. The site connects the residential street of Alexandra Road, Vere Road and Bradstow Way and is a well-used thoroughfare. |
| Planning History/ Local Plan Policy | Recent development on former car / coach park site at the western end adjacent to site. Allotments to north of site are protected by policy. |
| Is the site in close proximity to the local community that it would serve? | Site is within the urban area and it is an important pedestrian route from Vere Road, Alexandra Road and Bradstow Way. |
| where the green area is demonstrably special to a local community and holds a particular local significance e.g. Is the proposals to designate supported by any of the following: A friends group, parish or town council, local community group, the Ward Member? | Site is a well-used thoroughfare. Site is proposed by the Town Council and also by the Broadstairs Town Team see LGS25 |
| Does the site have visual amenity value? | Yes |
| Does the site have historic significance? Local heritage asset? Setting of heritage asset? | No |

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| Does the site have recreational value? E.g playing field | The site has informal recreational value as amenity land. |
| Is the site important for its tranquillity? | Yes |
| Is the site important for its wildlife value? | There is wildlife value associated with the vegetation on perimeter. |
| Is the site local in character and therefore not an extensive tract of land? | Yes |
| Allocate as Local Green Space? | Yes |
| Is LGS appropriate? | Yes |
| If not any other designation more appropriate and why? | |
| Conclusion | Designate as local green space in the pre-submission draft Local Plan. Site meets the NPPF criteria for Local Green Space |

| | |
|----------------------------------|--|
| Site reference | LGS03 |
| Site name | Prince Andrew Road |
| Site address | 3 separate areas |
| Town/village | Broadstairs |
| Site area | 0.015ha, 0.02ha, 0.02ha |
| Proposer | Broadstairs and St Peters Town Council |
| Ownership / public access | Area is open and can be accessed. |
| Date of site visit | 10/05/17 |

Prince Andrew Road



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Area NW of Prince Andrew Road



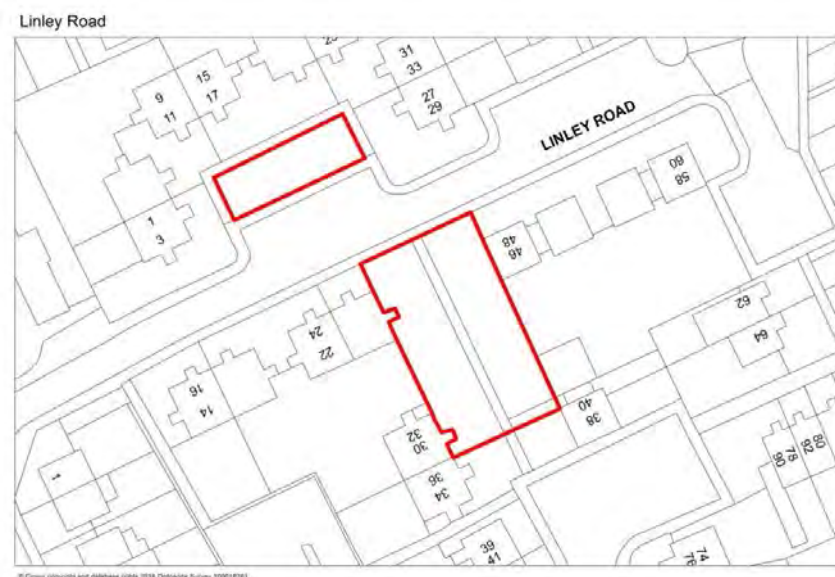
Area East of Prince Andrew Road



Area West of Prince Andrew Road

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| Site description | <p>This proposal consists of 3 small areas of amenity grass within a residential estate. The first area is a grass strip adjacent to 12 Linley Road. The second is a grass strip adjacent to 21 Prince Andrew Road. The final area is a grass strip with mature tree in front of properties 22-32 Prince Andrew Road.</p> <p>These green areas probably form part of the original landscaping associated with the laying out of the estate. They are small areas of amenity grassland and form part of the open plan nature of the estate.</p> |
| Planning History/ Local Plan Policy | No designations |
| Is the site in close proximity to the local community that it would serve? | Yes it is within a residential area |
| where the green area is demonstrably special to a local community and holds a particular local significance e.g. Is the proposals to designate supported by any of the following: A friends group, parish or town council, local community group, the Ward Member? | No |
| Does the site have visual amenity value? | Although mainly grassed with occasional trees, these small areas are important to the overall street scene. |
| Does the site have historic significance? Local heritage asset? Setting of heritage asset? | No |
| Does the site have recreational value? E.g playing field | No |
| Is the site important for its tranquillity? | No |
| Is the site important for its wildlife value? | No |
| Is the site local in character and therefore not an extensive tract of land? | Yes |
| Allocate as Local Green Space? | No |
| Is LGS appropriate? | No |
| If not any other designation more appropriate and why? | |
| Conclusion | <p>These 3 small areas do not meet most of the criteria as set out in the NPPF, as they have limited tranquillity, recreational or wildlife value.</p> <p>Site does not meet the NPPF criteria for designation.</p> |

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|----------------------------------|--|
| Site reference | LGS04 |
| Site name | Linley Road |
| Site address | 2 amenity areas Amenity area in front of 9-21 Linley Road Amenity area between 26/28 and 46/48 Linley Road |
| Town/village | Broadstairs |
| Site area | 0.02ha 0.07ha |
| Proposer | Broadstairs and St Peter's Town Council |
| Ownership / public access | Area is open and can be accessed. |
| Date of site visit | 10/05/17 |



Amenity area in front of 9-21 Linley Road



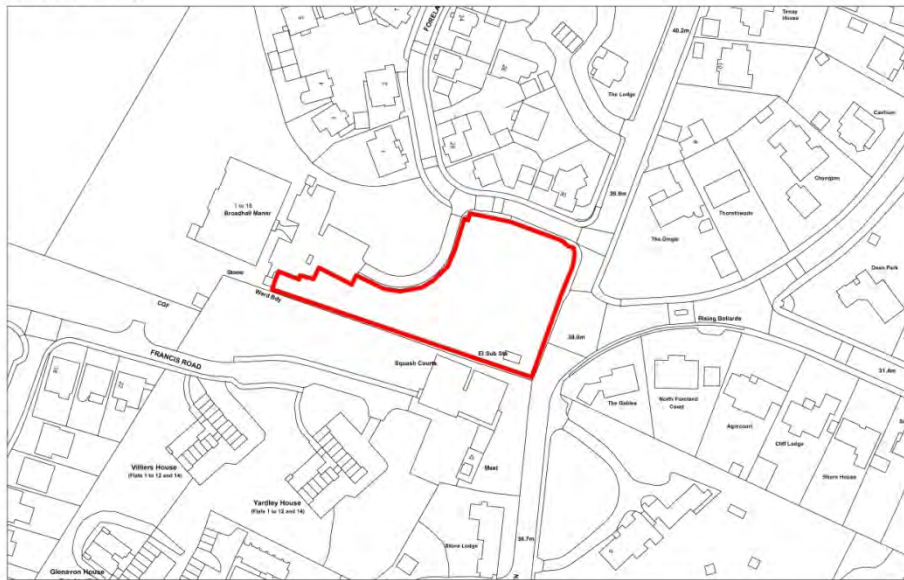
Amenity area between 26/28 and 46/48 Linley Road

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| Site description | <p>This proposal consists of two amenity grass Areas within a residential estate. The first area is a strip of grass lying between residential properties and their parking area. This contains a number of mature trees. The second area is a grassed area between properties which provides a cut through to Prince Andrew Road and has a path running from north to south.</p> <p>These green areas probably form part of the original landscaping associated with the laying out of the estate. They are small areas of amenity grassland and form part of the open plan nature of the estate.</p> |
| Planning History/ Local Plan Policy | No planning history |
| Is the site in close proximity to the local community that it would serve? | Yes the site is within a residential area |
| <p>where the green area is demonstrably special to a local community and holds a particular local significance</p> <p>e.g. Is the proposals to designate supported by any of the following: A friends group, parish or town council, local community group, the Ward Member?</p> | No |
| Does the site have visual amenity value? | <p>Sites have some visual amenity value as they create a break in the built form. Although mainly grassed with occasional trees, these small areas are important to the overall street scene.</p> |

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| Does the site have historic significance? Local heritage asset? Setting of heritage asset? | No |
| Does the site have recreational value? E.g. playing field | No |
| Is the site important for its tranquillity? | No |
| Is the site important for its wildlife value? | No |
| Is the site local in character and therefore not an extensive tract of land? | Yes |
| Allocate as Local Green Space? | No |
| Is LGS appropriate? | No |
| If not any other designation more appropriate and why? | |
| Conclusion | <p>These 2 small areas do not meet most of the criteria as set out in the NPPF as they have limited tranquillity, recreational or wildlife value.</p> <p>Site does not meet the NPPF criteria for designation.</p> |

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|----------------------------------|--|
| Site reference | LGS05 |
| Site name | Broadhall Manor, off Foreland Heights |
| Site address | Foreland Heights |
| Town/village | Broadstairs |
| Site area | 0.29ha |
| Proposer | Broadstairs and St Peters Town Council |
| Ownership / public access | Area is private as only for the use of residents at Broadhall Manor. |
| Date of site visit | 07/06/17 |

Broadhall Manor





Broadhall Manor

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| Site description | The site is accessed from Foreland Heights and is located to the left of the access road to Broadhall Manor. It is bound by metal railings to the pavement and road edge with a strong tree belt to the rear of the site. The site itself is a grassed mown area which forms part of the landscape setting of the residential development. |
| Planning History/ Local Plan Policy | No designation or allocations |
| Is the site in close proximity to the local community that it would serve? | No as possibly in private ownership. Would only serve residents of Broadhall Manor |
| where the green area is demonstrably special to a local community and holds a particular local significance e.g. Is the proposals to designate supported by any of the following: A friends group, parish or town council, local community group, the Ward Member? | No, although it has been proposed by the parish council. |
| Does the site have visual amenity value? | Provides attractive setting to Broadhall Manor |
| Does the site have historic significance? Local heritage asset? Setting of heritage asset? | No |
| Does the site have recreational value? E.g playing field | No. It is amenity grassed area associated with Broadhall Manor only. |

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| Is the site important for its tranquillity? | Fairly tranquil. |
| Is the site important for its wildlife value? | Only associated with vegetation on the boundary of the site. |
| Is the site local in character and therefore not an extensive tract of land? | Yes |
| Allocate as Local Green Space? | No |
| Is LGS appropriate? | No – it is private open space for use by residents only. |
| If not any other designation more appropriate and why? | |
| Conclusion | Although the site contributes to the visual amenity of the area it is privately owned and there is no public access. Site does not meet the NPPF criteria for designation. |

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|----------------------------------|---|
| Site reference | LGS06 |
| Site name | Cliff-top area on North Foreland Estate |
| Site address | Adjacent to Cliff Promenade |
| Town/village | Broadstairs |
| Site area | 1.7ha |
| Proposer | Broadstairs and St Peters Town Council |
| Ownership / public access | Public access to cliff-top |
| Date of site visit | 08/06/17 |

North Foreland Estate



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| Site description | The site is a narrow strip of clifftop grassland accessed via the private estate of North Foreland. The grassland is unmanaged and has an array of wildflowers as it is largely undisturbed as there is an absence of paths. There is some scrubland at the southern end. The national cycle route follows the road. There are long distance views out to sea and the windfarm. This stretch of the coastline is unprotected. |
| Planning History/ Local Plan Policy | There is some overlap with the SPA, Ramsar and SSSI designation associated with the coast. |
| Is the site in close proximity to the local community that it would serve? | Yes. The national cycle route is adjacent to the clifftop area. |
| where the green area is demonstrably special to a local community and holds a particular local significance E.g.. Is the proposals to designate supported by any of the following: A friends group, parish or town council, local community group, the Ward Member? | Area is suggested by Broadstairs Town Team. |
| Does the site have visual amenity value? | Yes as part of the coastal landscape associated with Thanet |
| Does the site have historic significance? Local heritage asset? Setting of heritage asset? | No |
| Does the site have recreational value? E.g playing field | No amenity grassland. |

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| Is the site important for its tranquillity? | Yes |
| Is the site important for its wildlife value? | Yes some associated with scrub and wildflowers. |
| Is the site local in character and therefore not an extensive tract of land? | Site is part of the wider network of clifftop grassland around the Thanet Coast. |
| Allocate as Local Green Space? | No |
| Is LGS appropriate? | No. Site forms part of the clifftop area and the designation of LGS may impact on coastal protection works. |
| If not any other designation more appropriate and why? | |
| Conclusion | Site forms part of the clifftop area and the designation of LGS may impact on coastal protection works. |

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|----------------------------------|--|
| Site reference | LGS07 |
| Site name | Cross-roads of Fairfield Road and Bromstone Road |
| Site address | Corner of Fairfield and Rumfields Roads |
| Town/village | Broadstairs |
| Site area | 0.03ha |
| Proposer | Broadstairs and St Peters Town Council |
| Ownership / public access | Site is open and has public access across it |
| Date of site visit | 10/05/17 |

Crossroads of Fairfield Rd and Bromstone Rd



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| Site description | Site is probably highway land on a busy roundabout at the junction of Fairfield, Rumfields, Bromstone and Pysons Roads. The site is opposite Bromstone Primary School. Site is overgrown and has couple of trees on the rear boundary. An unofficial path cuts the corner of the site. |
| Planning History/ Local Plan Policy | No history |
| Is the site in close proximity to the local community that it would serve? | Site has residential properties to the north, west and east. To the south is Bromstone Primary school. |
| where the green area is demonstrably special to a local community and holds a particular local significance e.g. Is the proposals to designate supported by any of the following: A friends group, parish or town council, local community group, the Ward Member? | No |
| Does the site have visual amenity value? | No |
| Does the site have historic significance? Local heritage asset? Setting of heritage asset? | No |
| Does the site have recreational value? E.g playing field | No |
| Is the site important for its tranquillity? | No |
| Is the site important for its wildlife value? | No |
| Is the site local in character and therefore not an extensive tract of land? | Yes |
| Allocate as Local Green Space? | No |
| Is LGS appropriate? | No |
| If not any other designation more appropriate and why? | |
| Conclusion | Site is probably highway land. Site does not meet the NPPF criteria for designation. |

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|----------------------------------|--|
| Site reference | LGS08 |
| Site name | Taddy's Allotments |
| Site address | Reading Street |
| Town/village | Broadstairs |
| Site area | 1.14ha |
| Proposer | Broadstairs and St Peters Town Council |
| Ownership / public access | For allotment users |
| Date of site visit | 10/05/17 |

Taddy's Allotments



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| Site description | The site consists of well used allotments bounded by farmland to the north and Reading Street to the east. There are residential properties to the south. The northern edge of the site is bounded by a public right of way and there is another right of way diagonally across part of the site to Afghan Road |
| Planning History/ Local Plan Policy | Protected as allotments in adopted local plan 2006 and falls within the green wedge designation and this has been carried forward into the pre-submission plan. |
| Is the site in close proximity to the local community that it would serve? | Site is on the edge of the residential area and is well used. |
| where the green area is demonstrably special to a local community and holds a particular local significance e.g. Is the proposals to designate supported by any of the following: A friends group, parish or town council, local community group, the Ward Member? | Site is owned by the CT10 Parochial charities. |
| Does the site have visual amenity value? | Yes |
| Does the site have historic significance? Local heritage asset? Setting of heritage asset? | No |
| Does the site have recreational value? E.g playing field | Yes informal recreation associated with allotment use. |
| Is the site important for its tranquillity? | Yes |
| Is the site important for its wildlife value? | Yes possibly |
| Is the site local in character and therefore not an extensive tract of land? | Yes |
| Allocate as Local Green Space? | No |
| Is LGS appropriate? | Site is already protected as allotments. The site is sufficiently protected and therefore additional protection is not needed. |
| If not any other designation more appropriate and why? | |
| Conclusion | The site is sufficiently protected and therefore additional protection is not needed. Do not designate as local green space. |

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|----------------------------------|--|
| Site reference | LGS09 |
| Site name | Land at Mill Piece |
| Site address | Canterbury Road |
| Town/village | Birchington |
| Site area | 0.53ha |
| Proposer | Craig Solly |
| Ownership / public access | Private. Public access limited to right of way |
| Date of site visit | 22/05/17 |

Mill Piece open space





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| Site description | The site proposed is a narrow strip of a larger arable field. It represents gap in the frontage along the A28 between residential properties and extends back to Mill House. It is crossed by a public right of way linking Mill Row to Great Brooksend Farm. The site is bounded by the pavement adjacent to the A28. Long distance views towards the sea and Reculver beyond. |
| Planning History/ Local Plan Policy | No specific history, although the arable field adjacent to the site is part of the Birchington Strategic housing allocation. There is a small overlap with the strategic allocation along the south westerly boundary adjacent to 316 Canterbury Road. |
| Is the site in close proximity to the local community that it would serve? | Yes |
| where the green area is demonstrably special to a local community and holds a particular local significance e.g. Is the proposals to designate supported by any of the following: A friends group, parish or town council, local community group, the Ward Member? | No |
| Does the site have visual amenity value? | No |
| Does the site have historic significance? Local heritage asset? Setting of heritage asset? | No although site is adjacent to A28 Roman Road. |
| Does the site have recreational value? E.g playing field | No it is an arable field |

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| Is the site important for its tranquillity? | No it is adjacent to a busy main road |
| Is the site important for its wildlife value? | No it is farmed |
| Is the site local in character and therefore not an extensive tract of land? | Site is local in character |
| Allocate as Local Green Space? | No |
| Is LGS appropriate? | No |
| If not any other designation more appropriate and why? | |
| Conclusion | Site does not meet the NPPF criteria for designation. |

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|----------------------------------|-----------------------|
| Site reference | LGS10 |
| Site name | Land at Gore End Farm |
| Site address | Minnis Road |
| Town/village | Birchington |
| Site area | 8.04ha |
| Proposer | Craig Solly |
| Ownership / public access | Private |
| Date of site visit | 22/05/17 |

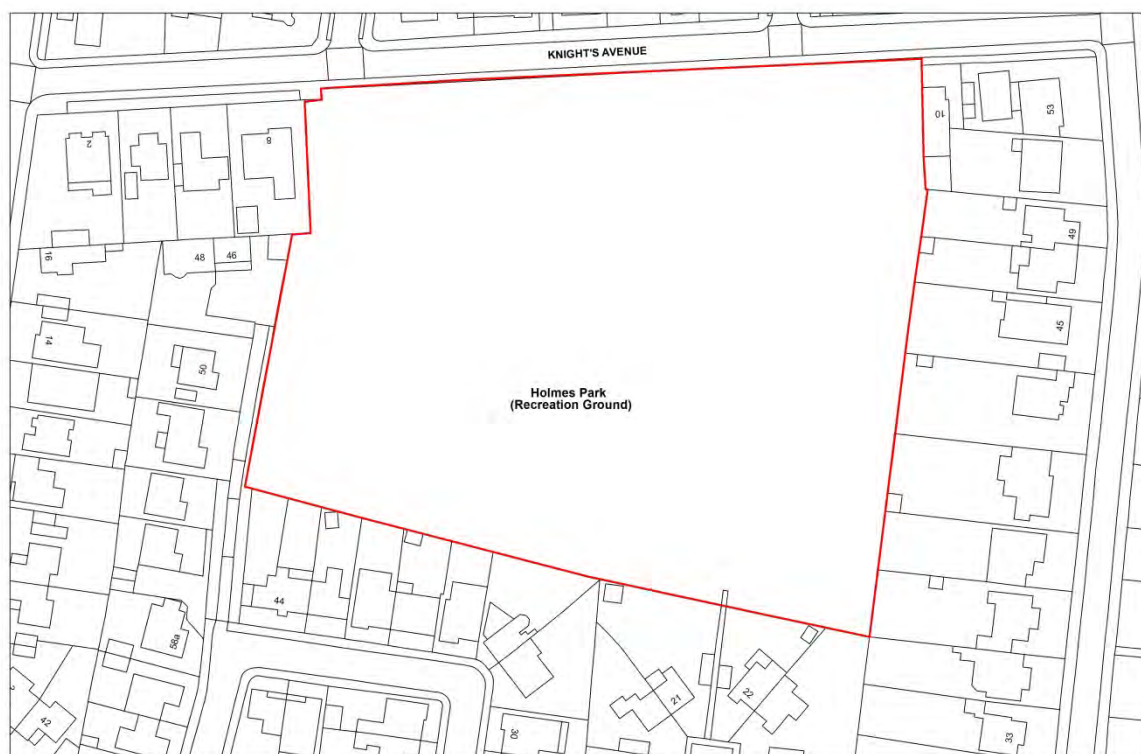




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| Site description | This site is part of the wider arable landscape on the edge of Birchington. It is bounded by Minnis Road in the north, Birchington Medical centre and a larger residential estate to the east and public right of way to the south and Gore End Farm to the west. Vegetation is associated with the farm and the boundary of the existing residential area. |
| Planning History/ Local Plan Policy | This site is part of the strategic allocation at Birchington. |
| Is the site in close proximity to the local community that it would serve? | Yes |
| where the green area is demonstrably special to a local community and holds a particular local significance e.g. Is the proposals to designate supported by any of the following: A friends group, parish or town council, local community group, the Ward Member? | No |
| Does the site have visual amenity value? | Arable farmland |
| Does the site have historic significance? Local heritage asset? Setting of heritage asset? | |

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| Does the site have recreational value? E.g playing field | No - farmland |
| Is the site important for its tranquillity? | No |
| Is the site important for its wildlife value? | No arable farmland |
| Is the site local in character and therefore not an extensive tract of land? | Yes |
| Allocate as Local Green Space? | No. Site has been identified as strategic housing allocation. |
| Is LGS appropriate? | No |
| If not any other designation more appropriate and why? | |
| Conclusion | Site does not meet the NPPF criteria for designation. |

| | |
|----------------------------------|--------------------|
| Site reference | LGS11 |
| Site name | Holmes Park |
| Site address | Knight Avenue |
| Town/village | Broadstairs |
| Site area | 1.63ha |
| Proposer | Paul Dickinson |
| Ownership / public access | Easy public access |
| Date of site visit | 07/06/17 |



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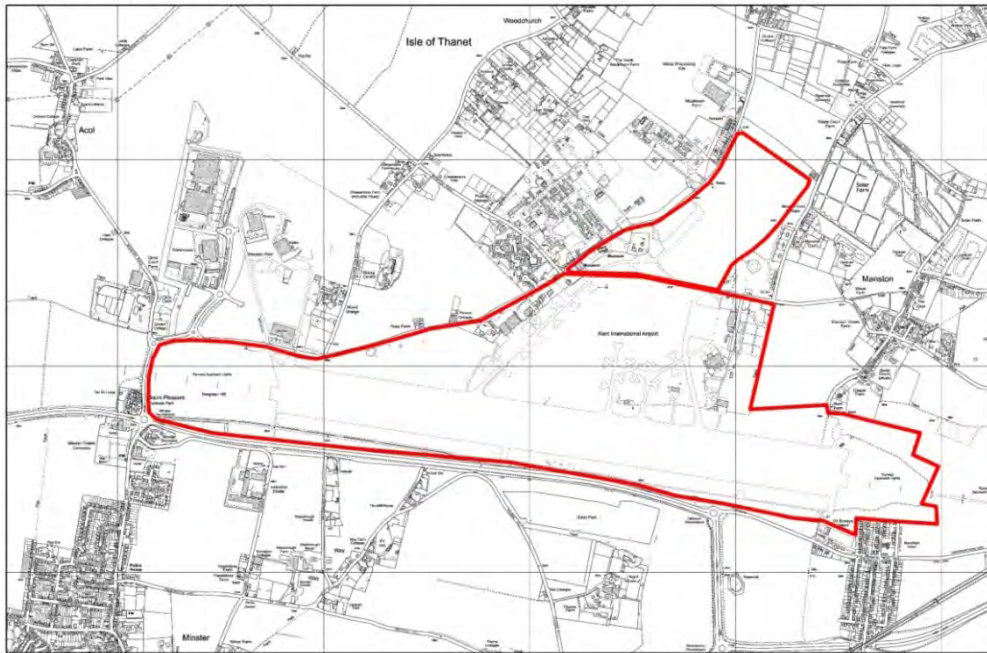


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| Site description | <p>Square shaped recreation ground with strong boundary of trees particularly to adjacent residential properties. The site occupies an elevated position sloping towards the sea and Stone Bay.</p> <p>There are a number of park benches, a flower bed and a dedication information board. There is a small group of trees to the SW part of the site.</p> |
| Planning History/ Local Plan Policy | Site is protected as open space in the Adopted Local Plan 2006 and has been carried forward into the pre-submission plan |
| Is the site in close proximity to the local community that it would serve? | Yes it is within a residential area. |
| where the green area is demonstrably special to a local community and holds a particular local significance e.g. Is the proposals to designate supported by any of the following: A friends group, parish or town council, local community group, the Ward Member? | <p>Yes.</p> <p>Plaque stating "this pleasure garden and recreation ground was given to the Broadstairs and St Peters UDC in 1944 under the will of the late George A Holmes for the benefit of residents and visitors"</p> |
| Does the site have visual amenity value? | Yes, views from the roadside boundary of the sea. The site is important to the street scene and residential amenity. |
| Does the site have historic significance? Local heritage asset? Setting of heritage asset? | No |
| Does the site have recreational value? E.g playing field | Site has informal recreation value and dog walking. It was provided as a pleasure garden and recreation ground. |
| Is the site important for its tranquillity? | Yes |
| Is the site important for its wildlife value? | Yes but only associated with the boundary vegetation. |

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| Is the site local in character and therefore not an extensive tract of land? | No |
| Allocate as Local Green Space? | Yes |
| Is LGS appropriate? | Yes |
| If not any other designation more appropriate and why? | |
| Conclusion | Designate as local green space in the pre-submission draft Local Plan. Site meets the NPPF criteria for Local Green Space. |

| | |
|----------------------------------|----------------------|
| Site reference | LGS12 See also LGS14 |
| Site name | Manston Airport |
| Site address | Manston Road |
| Town/village | Manston |
| Site area | 285ha |
| Proposer | Ralph Allison |
| Ownership / public access | Private |
| Date of site visit | 08/06/17 |

Manston Airport



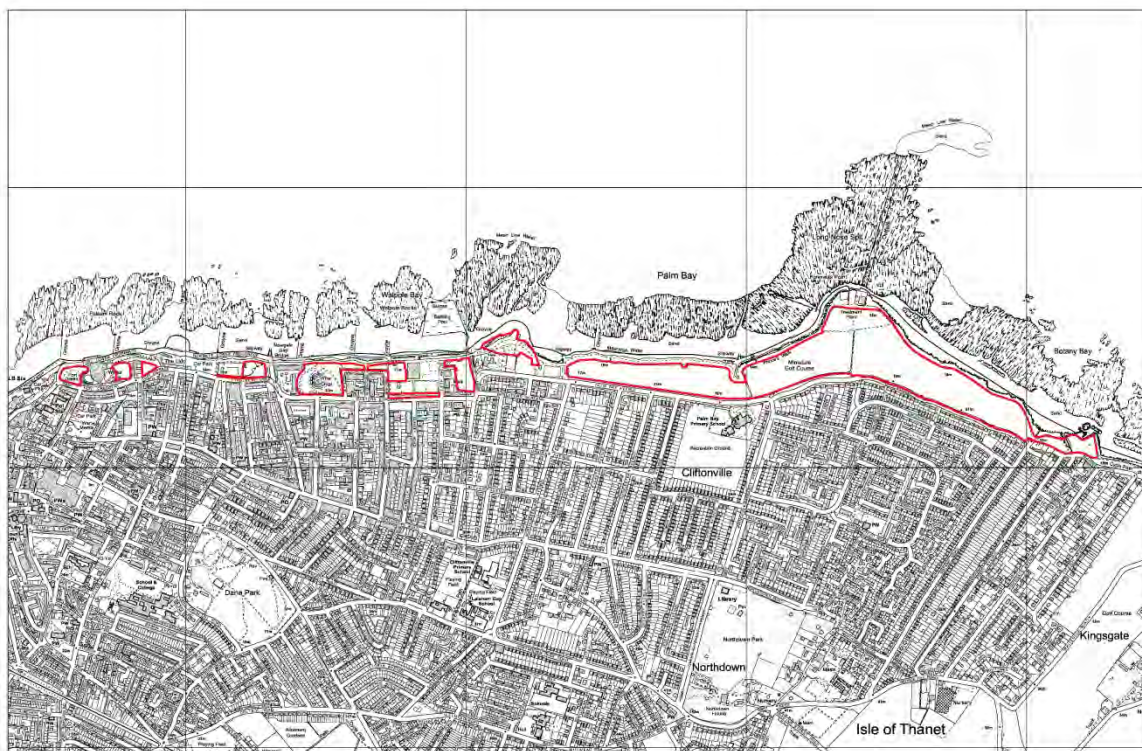


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| <p>Site description</p> | <p>The site is that for the former Manston Airport bounded by B2190, Spitfire Way Manston Road and B2050. To the south is A299. The runway is surrounded largely by chalk grassland. To the south of the runway is the A299.</p> <p>It consists of a flat fairly level site with the runway running west to east at a slightly higher gradient than the rest of the site. Telegraph Hill to the western end of the runway is the highest point on the isle of Thanet. This part of the site affords long distance views over the lowlying marshland of the former Wantsum channel and Pegwell Bay.</p> <p>To the north is the area known locally as the northern grassland with the former control tower and the Spitfire Museum.</p> <p>The site is divided in two by the B2050 Manston Road running east west separating the northern grasslands from the runway area. There are industrial buildings on the Spitfire junction – some are vacant however, a helicopter business operates out of one of them. The former terminal buildings and car parking area have an air of dereliction about them.</p> |
| <p>Planning History/ Local Plan Policy</p> | <p>Part of a strategic mixed use allocation in the pre-submission draft Local Plan.</p> <p>A planning application has been submitted for mixed use – no decision to date.</p> |

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| | Site is also the subject of a Development Consent Order for aviation use. No decision yet. |
| Is the site in close proximity to the local community that it would serve? | No immediate local community, some limited dwellings off Spitfire Way |
| where the green area is demonstrably special to a local community and holds a particular local significance e.g. Is the proposals to designate supported by any of the following: A friends group, parish or town council, local community group, the Ward Member? | The previous use of airport had no public access to the majority of the site for recreational purposes. |
| Does the site have visual amenity value? | This is a vast area. The grassland areas have some visual amenity. There are long distance views from the runway and southern boundary of the site across Pegwell Bay. |
| Does the site have historic significance? Local heritage asset? Setting of heritage asset? | Historic significance in its role as an airport / RAF base during the WW2. |
| Does the site have recreational value? E.g playing field | No |
| Is the site important for its tranquillity? | Fairly tranquil away from the roads that border and cross the site. |
| Is the site important for its wildlife value? | Grasslands are likely to have some wildlife value |
| Is the site local in character and therefore not an extensive tract of land? | Site is not local – it is an extensive tract of land. |
| Allocate as Local Green Space? | No |
| Is LGS appropriate? | <p>No. Site is unsuitable for local green space as it has a number of current alternative proposals for its use and to consider it as a local greenspace would be premature in advance of other decision mechanisms.</p> <p>Part of a strategic mixed use allocation in the pre-submission draft Local Plan.</p> <p>A planning application has been submitted for mixed use – no decision to date. Site is also subject of a Development Consent Order for aviation use. No decision yet.</p> |

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| If not any other designation more appropriate and why? | |
| Conclusion | <p>Site is a strategic allocation in the pre-submission draft local plan and the subject of a planning application and a Development Consent Order .</p> <p>Site does not meet the NPPF criteria.</p> |

| | |
|----------------------------------|---|
| Site reference | LGS13 |
| Site name | Cliftonville's cliff top greens, between the Winter Gardens and Kingsgate |
| Site address | Fort Hill/ Cliff Terrace / Ethelbert Terrace and Crescent / eastern Esplanade Palm Bay Avenue |
| Town/village | Cliftonville to Kingsgate |
| Site area | 28.6ha in total Sites from west to east 0.4ha, 0.3ha, 0.2ha, 0.5ha, 1.9ha, 0.6ha, 0.3ha, 0.7ha, 1.1ha, 22.7ha |
| Proposer | Terry McElligott |
| Ownership / public access | Public access |
| Date of site visit | 08/06/17 |





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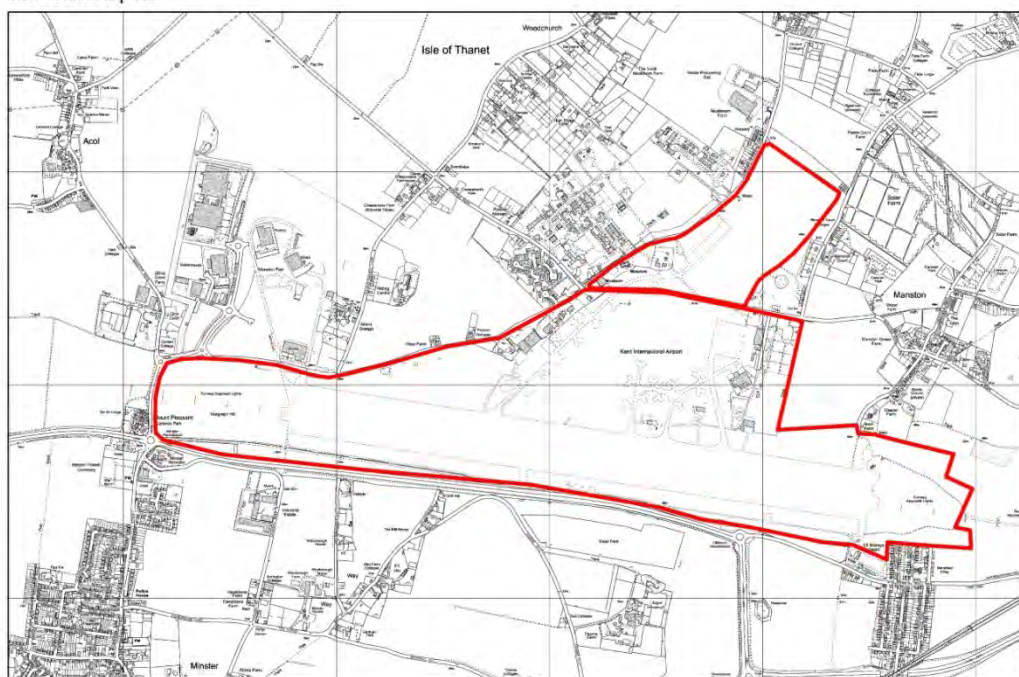
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| Site description | <p>The proposal is to include 8 smaller parcels of land and a larger area of clifftop grassland at Palm Bay/Botany Bay stretching from the Winter Gardens to the eastern edge of the Palm Bay estate.</p> <p>There are a variety of areas ranging from the formal Winter Gardens, Oval Gardens and the children's play area at Ethelbert Crescent to the more extensive clifftop chalk grassland.</p> <p>The area is maintained grassland with benches, a Beacon at the Western end and traditional shelters. There are gaps cut into the cliff to provide pedestrian access to the beach such as Hodge's Gap.</p> <p>The clifftop area is generally maintained however there is a wilder area to the eastern end. There is purpose built wide pedestrian and cycle path on the clifftop promenade the length of this area. There are long distance views out to sea and the windfarm.</p> |
| Planning History/ Local Plan Policy | Various sections are identified as public open space. Some parts are covered by Local Wildlife Sites, and some overlap with the SPA /Ramsar designation in places. |
| Is the site in close proximity to the local community that it would serve? | Extensive clifftop stretch |
| <p>where the green area is demonstrably special to a local community and holds a particular local significance</p> <p>e.g. Is the proposals to designate supported by any of the following: A friends group, parish or town council, local community group, the Ward Member?</p> | <p>Clifftop is well used for a variety of informal recreation, cycling and dog walking.</p> <p>The oval gardens are used for Cliftonville Farmers' market held the last Sunday of the month.</p> |
| Does the site have visual amenity value? | Yes as part of the coastal environment. |
| <p>Does the site have historic significance?</p> <p>Local heritage asset?</p> <p>Setting of heritage asset?</p> | Historic significance with a number of listed buildings adjacent for example the Winter gardens and Cliftonville Lido. |
| Does the site have recreational value? E.g playing field | Informal recreational value and dog walking. There are also tennis courts and a children's playground. |

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| Is the site important for its tranquillity? | Yes in part particularly towards the eastern end. |
| Is the site important for its wildlife value? | Some limited wildlife value particularly associated with the grassland at the eastern end. |
| Is the site local in character and therefore not an extensive tract of land? | Sites form part of the extensive coastal clifftop. |
| Allocate as Local Green Space? | No. Site forms part of the clifftop area and the designation of LGS may impact on coastal protection works |
| Is LGS appropriate? | No |
| If not any other designation more appropriate and why? | |
| Conclusion | Site forms part of the clifftop area and the designation of LGS may impact on coastal protection works. Site does not meet the NPPF criteria as it is an extensive tract of land. |

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|----------------------------------|--|
| Site reference | LGS14 |
| Site name | Manston Airport Northern Grass and other sections of the airport |
| Site address | |
| Town/village | Manston |
| Site area | 285ha |
| Proposer | Paul Eaton |
| Ownership / public access | Private |
| Date of site visit | 08/06/17 |

No site plan submitted from Proposer. See assessment under LGS12, assumed same area as proposed strategic allocation.

Manston Airport



| | |
|----------------------------------|--|
| Site reference | LGS15 |
| Site name | Land between Windermere Avenue and Kentmere Avenue, Nethercourt Estate |
| Site address | Windermere and Kentmere Avenue Nethercourt Estate |
| Town/village | Ramsgate |
| Site area | 0.2ha |
| Proposer | James Hose |
| Ownership / public access | Public access to the site |
| Date of site visit | 07/06/17 |

Land between Kentmere and Windermere Avenue

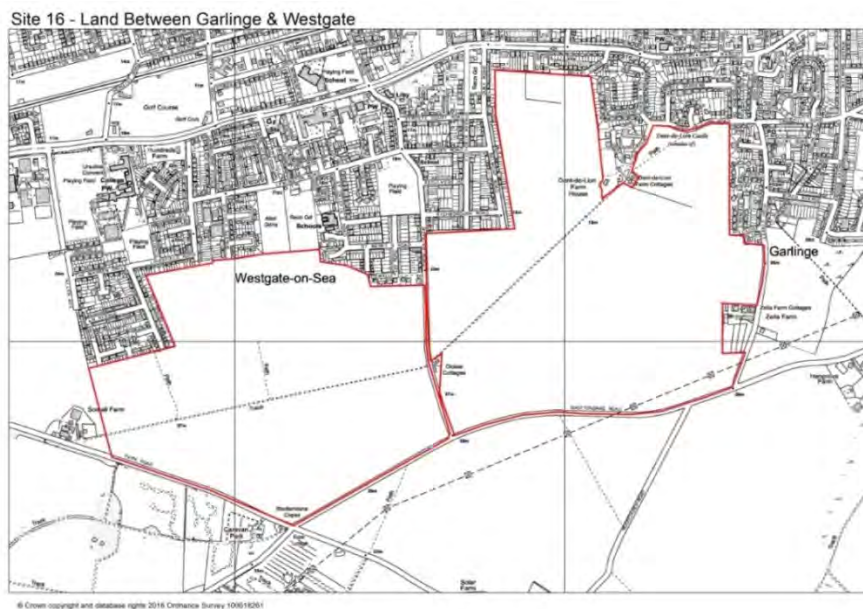


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| Site description | Small grassed area between properties on the Netherhcourt Estate. The site is fenced around the perimeter and has two gates providing access from Windermere Road and Kentmere Road. The site is bounded by the railway line to the rear which has an established hedgerow. There is a sign prohibiting ball games. Long distance views across Pegwell Bay from the site. |
| Planning History/ Local Plan Policy | None |
| Is the site in close proximity to the local community that it would serve? | Yes. |
| where the green area is demonstrably special to a local community and holds a particular local significance e.g. Is the proposals to designate supported by any of the following: A friends group, parish or town council, local community group, the Ward Member? | This is the only usable small area of open space in the Nethercourt Estate. |
| Does the site have visual amenity value? | It has visual amenity as it provides an important open space in an otherwise built up area. |
| Does the site have historic significance? Local heritage asset? Setting of heritage asset? | No |
| Does the site have recreational value? E.g playing field | Informal recreation although ball games are prohibited. Dog exercising. |
| Is the site important for its tranquillity? | Fairly tranquil although some noise associated with the railway line. |
| Is the site important for its wildlife value? | No. |
| Is the site local in character and therefore not an extensive tract of land? | Yes |
| Allocate as Local Green Space? | Yes |
| Is LGS appropriate? | Yes |
| If not any other designation more appropriate and why? | |
| Conclusion | Site fulfils some of the criteria for LGS and is an important small open space in an otherwise built up area. Designate as local green space in the pre-submission draft Local Plan. |

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| Site reference | LGS16 |
| Site name | Land between Garlinge and Westgate |
| Site address | Land bounded by Minster Road and Shottendane Road |
| Town/village | Westgate |
| Site area | 138.35ha |
| Proposer | Elaine Chantler |
| Ownership / public access | Private ownership, public access is only via rights of way. |
| Date of site visit | 08/06/17 |



View towards Garlinge

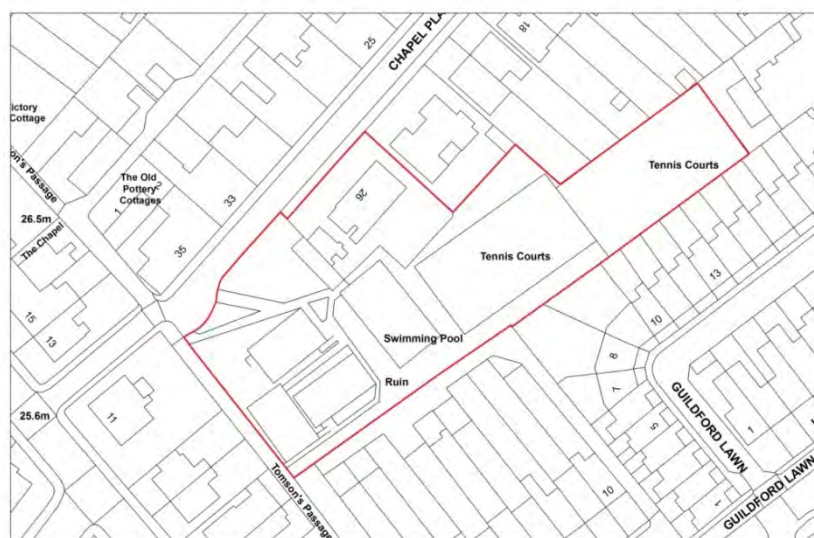


View towards Westgate/Birchington

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| <p>Site description</p> | <p>The site comprises of two large parcels of land separated by Minster Road. Both areas are large flat prairie like arable fields in agricultural use and are crossed by public rights of way. There are grassed field margins along the Shottendane Road frontage. The northern boundary of the site is the urban area of Westgate and Garlinge while the southern boundary is Shottendane Road.</p> <p>To the west the site is bordered by Park Lane and Somali farm, to the east Garlinge High Street.</p> <p>The only vegetation is associated with the residential gardens along the northern boundary, Somali Farm complex and the cottages in Minster Road.</p> <p>There are farm tracks which are also rights of way connecting Minster Road to Dent-de-Lion to the east and Minster Road to Park Lane in the west.</p> |
| <p>Planning History/ Local Plan Policy</p> | <p>Parts of the site lie within the strategic housing allocations in the pre-submission draft Local Plan.</p> |
| <p>Is the site in close proximity to the local community that it would serve?</p> | <p>Site is on the edge of the existing urban areas of Westgate and Garlinge.</p> |
| <p>where the green area is demonstrably special to a local community and holds a particular local significance</p> <p>e.g. Is the proposals to designate supported by any of the following: A friends group, parish or town council,</p> | <p>No large tracts of arable land. Although rights of way are well used.</p> |

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| local community group, the Ward Member? | |
| Does the site have visual amenity value? | Very little visual amenity as flat arable land. |
| Does the site have historic significance? Local heritage asset? Setting of heritage asset? | To the northeast of the site outside of the proposed boundary, is the Grade II listed 15 th century medieval gatehouse of Dent-de-Lion, which is identified as an Ancient Monument. |
| Does the site have recreational value? E.g playing field | No. Limited access via rights of way only. |
| Is the site important for its tranquillity? | No. Shottendane Road is a busy road used as an alternative to the A28. Minster Road is a busy local route. |
| Is the site important for its wildlife value? | No. |
| Is the site local in character and therefore not an extensive tract of land? | Site is an extensive tract of land measuring 138 ha |
| Allocate as Local Green Space? | No. Site is an extensive tract of land. |
| Is LGS appropriate? | No. Site includes two strategic housing allocations in the draft local plan and therefore does not fulfil the NPPF criteria and cannot be identified as Local Green Space |
| If not any other designation more appropriate and why? | |
| Conclusion | Site does not meet the NPPF criteria as it is includes two strategic allocations in the draft local plan and is an extensive tract of land. |

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|----------------------------------|--|
| Site reference | LGS17 |
| Site name | Chapel Place Gardens |
| Site address | Chapel Place |
| Town/village | Ramsgate |
| Site area | 0.37ha |
| Proposer | Rebecca Gordon-Nesbitt on behalf of Chapel Place Gardens Residents Association |
| Ownership / public access | Private. Currently owned by Clarendon and Chatham House Schools. No public access. |
| Date of site visit | 07/06/17 |



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| Site description | <p>Site is bounded by fence / wall and is in private ownership of Clarendon and Chatham House Grammar Schools. Site is surrounded by residential properties on 3 sides with pedestrian route known as Tomson's Passage on the south side.</p> <p>The site is occupied by a number of temporary prefabricated buildings and tennis courts. There are number of mature trees on the perimeter of the site.</p> |
| Planning History/ Local Plan Policy | Planning history relating to the siting of mobile classrooms in connection with education use of site. |
| Is the site in close proximity to the local community that it would serve? | It is within the urban area, within a residential area. |
| <p>where the green area is demonstrably special to a local community and holds a particular local significance</p> <p>e.g. Is the proposals to designate supported by any of the following: A friends group, parish or town council, local community group, the Ward Member?</p> | <p>Site is supported by local ward councillor. Area is important to community who hope to purchase site if it should come available.</p> |
| Does the site have visual amenity value? | No |
| <p>Does the site have historic significance?</p> <p>Local heritage asset?</p> <p>Setting of heritage asset?</p> | It has been submitted that the site was a former pleasure garden. |

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| Does the site have recreational value? E.g playing field | Site has tennis courts for the school. |
| Is the site important for its tranquillity? | Site is fairly tranquil. |
| Is the site important for its wildlife value? | No |
| Is the site local in character and therefore not an extensive tract of land? | Yes |
| Allocate as Local Green Space? | No |
| Is LGS appropriate? | Inappropriate to designate as LGS given the current educational use of the site. |
| If not any other designation more appropriate and why? | |
| Conclusion | Site does not meet the NPPF criteria. |

| | |
|----------------------------------|---|
| Site reference | LGS18 |
| Site name | Dane Valley Woods |
| Site address | Dane Valley Road |
| Town/village | Margate |
| Site area | 5.41ha |
| Proposer | Steve Darling Friends of Dane Valley Woods |
| Ownership / public access | Public access |
| Date of site visit | 07/06/17 |

Dane Valley Woods



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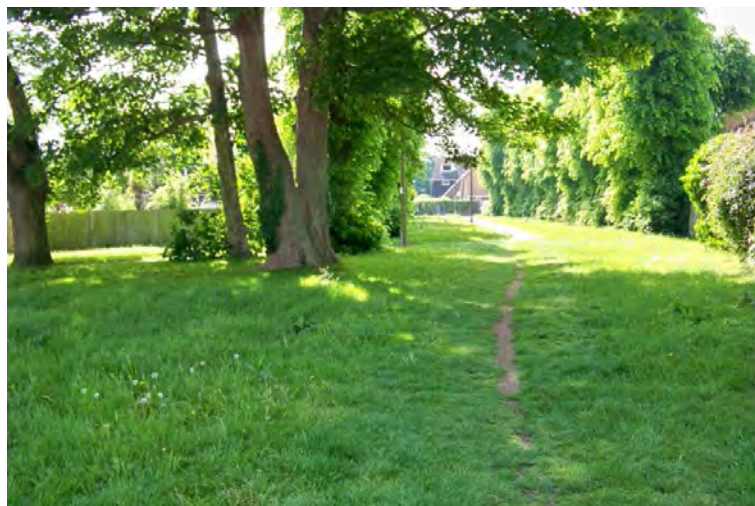
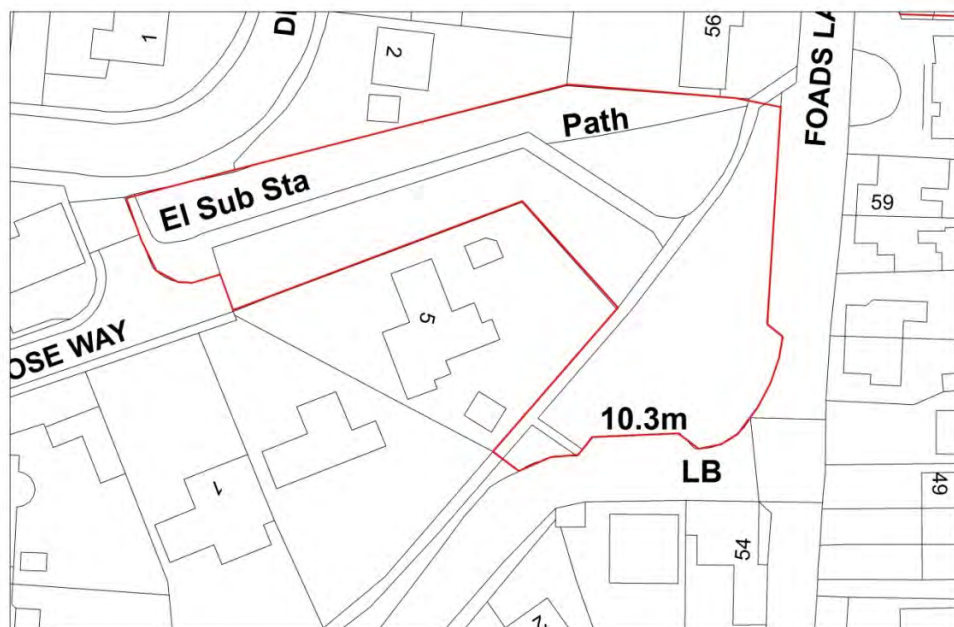


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| <p>Site description</p> | <p>The site is a former landfill site and was established in 2003. A total of 5770 trees have been planted and a variety of habitats created - woodland, grassland and brambles. The young trees are beginning to take shape and there are pathways around the site connecting to St Peter's footpath over the railway line.</p> <p>There are information boards and the Friends of Dane Valley woods HQ is sited at the adjacent allotments.</p> <p>The site is adjacent to a wider area of open space and allotments and is bounded by Dane Valley Road, the railway and allotments. To the south is also the Millmead Children's Centre.</p> <p>It is on the edge of the urban area and the green wedge.</p> |
| <p>Planning History/ Local Plan Policy</p> | <p>Site was identified in 2006 Adopted local plan as community woodland which has now been implemented.</p> <p>Site falls within the green wedge.</p> |
| <p>Is the site in close proximity to the local community that it would serve?</p> | <p>Yes it is on the urban edge but adjacent to a large residential estate.</p> |
| <p>where the green area is demonstrably special to a local community and</p> | <p>Site is proposed by the Friends of Dane Valley Woods. A Land Management Plan</p> |

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| holds a particular local significance e.g. Is the proposals to designate supported by any of the following: A friends group, parish or town council, local community group, the Ward Member? | 2014-18 has been produced by the group. |
| Does the site have visual amenity value? | Yes part of wider open area within the green wedge. |
| Does the site have historic significance? Local heritage asset? Setting of heritage asset? | No |
| Does the site have recreational value? E.g playing field | Informal recreation Dog walking bird watching, some educational use and community events. |
| Is the site important for its tranquillity? | Yes |
| Is the site important for its wildlife value? | Yes as evidenced by wildlife surveys referenced in management plans. |
| Is the site local in character and therefore not an extensive tract of land? | Yes |
| Allocate as Local Green Space? | Yes |
| Is LGS appropriate? | Yes |
| If not any other designation more appropriate and why? | |
| Conclusion | Designate as local green space in the pre-submission draft Local Plan. Site meets the NPPF criteria for Local Green Space. |

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|----------------------------------|--|
| Site reference | LGS19 |
| Site name | Village Green |
| Site address | Foads Lane / Cottington Road |
| Town/village | Cliffsend |
| Site area | 0.23ha |
| Proposer | Cliffsend Parish Council |
| Ownership / public access | Public access with paths across the site |
| Date of site visit | 22/05/17 |

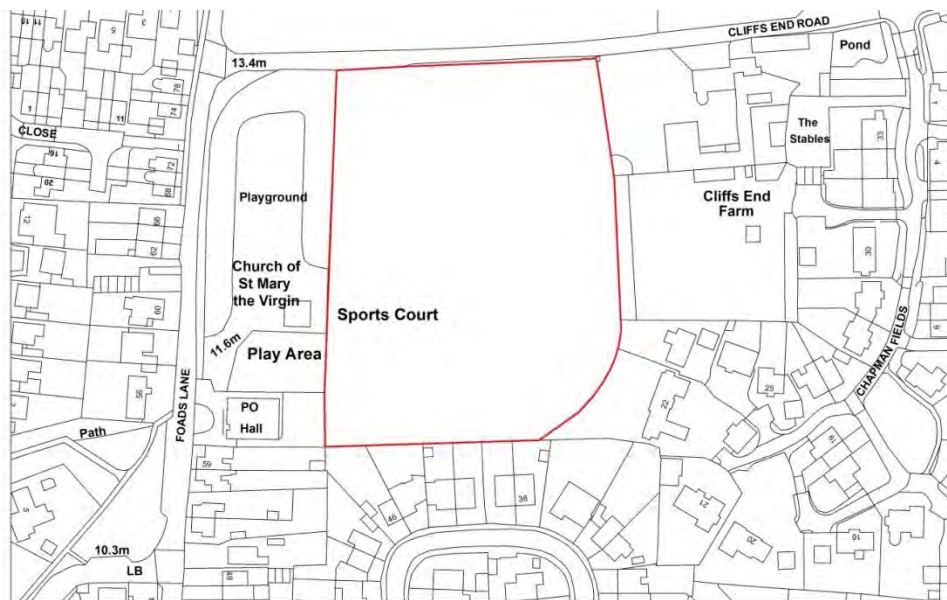




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| Site description | <p>The open space is an irregular shape with two pathways with lighting standards across it – one connecting Foads Lane to Cottington Road and the other connecting Foads Lane to Primrose Way.</p> <p>The open space is a grassed area between residential properties and the roads. It contains a number of mature trees, benches, a Parish Council notice board and an information board about the local area.</p> <p>The site is opposite the village hall and store and the playground and field which are also proposed as Local Green Spaces (LGS20, LGS24)</p> |
| Planning History/ Local Plan Policy | <p>None</p> |
| Is the site in close proximity to the local community that it would serve? | <p>Yes site is within the older part of the village around other community uses.</p> |
| <p>where the green area is demonstrably special to a local community and holds a particular local significance</p> <p>e.g. Is the proposals to designate supported by any of the following: A friends group, parish or town council, local community group, the Ward Member?</p> | <p>Yes it is in centre of village Site is proposed by the parish council.</p> |
| Does the site have visual amenity value? | <p>It is an attractive open space in the village with mature trees that are important to the street scene.</p> |

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| Does the site have historic significance? Local heritage asset? Setting of heritage asset? | Opposite the site, the cottages known as 53 and 55 Foad's Lane are Grade II listed. |
| Does the site have recreational value? E.g playing field | Site is an informal area. Benches provide a site for quiet contemplation. Area is used as a cut through to residential areas and a dog walking area. |
| Is the site important for its tranquillity? | Yes |
| Is the site important for its wildlife value? | Trees are important for wildlife |
| Is the site local in character and therefore not an extensive tract of land? | Yes |
| Allocate as Local Green Space? | Yes |
| Is LGS appropriate? | Yes Site is an important feature in the street scene and has a series of important trees. |
| If not any other designation more appropriate and why? | |
| Conclusion | Designate as local green space in the pre-submission draft Local Plan. Site meets the NPPF criteria for Local Green Space. |

| | |
|----------------------------------|--------------------------|
| Site reference | LGS20 |
| Site name | Meadow |
| Site address | Cliffs End Road |
| Town/village | Cliffsend |
| Site area | 1.27ha |
| Proposer | Cliffsend Parish Council |
| Ownership / public access | Public access |
| Date of site visit | 22/05/17 |



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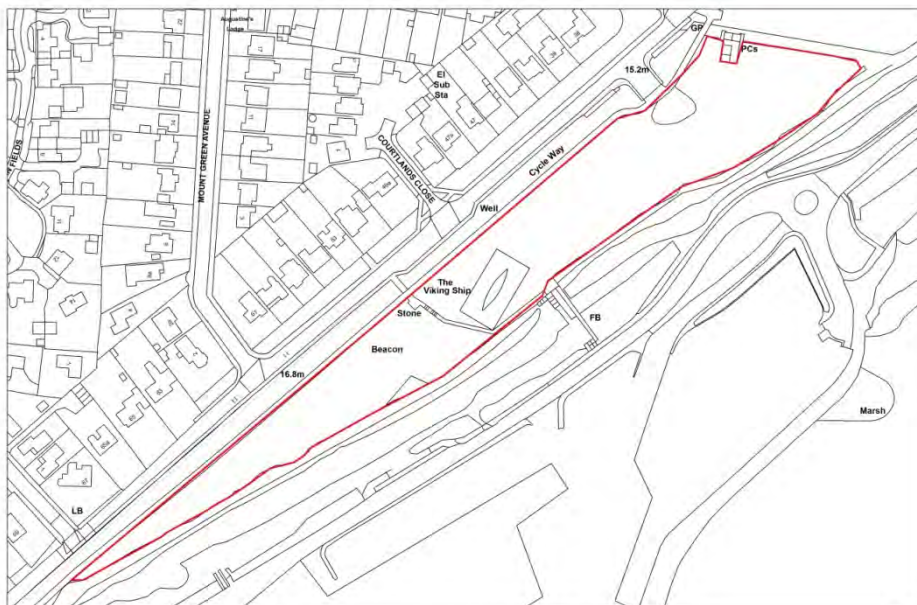




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| Site description | <p>The site is a large grassed field to the rear of the village hall/store, with access via the playground and Cliffs End Road</p> <p>Site is not formally laid out however there is a mowed grassed path around the perimeter with picnic benches to the northern edge and several benches around the edge.</p> <p>There is a largely continuous hedgerow around the perimeter with a variety of trees. The area is overlooked by properties on two sides.</p> |
| Planning History/ Local Plan Policy | None |
| Is the site in close proximity to the local community that it would serve? | Site is within the centre of the older part of the village |
| <p>where the green area is demonstrably special to a local community and holds a particular local significance</p> <p>e.g. Is the proposals to designate supported by any of the following: A friends group, parish or town council, local community group, the Ward Member?</p> | <p>Site has been proposed by the Parish Council.</p> <p>It is adjacent to other community facilities such as the playground and village hall.</p> |
| Does the site have visual amenity value? | Site has important visual amenity and is an attractive open space. |
| <p>Does the site have historic significance?</p> <p>Local heritage asset?</p> <p>Setting of heritage asset?</p> | |

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| Does the site have recreational value? E.g playing field | Site has recreational value although not formally laid out as a playing field. The siting of dog bins suggests that it is used informally for dog walking. |
| Is the site important for its tranquillity? | Site is tranquil |
| Is the site important for its wildlife value? | Site is important for wildlife as the trees and continuous hedgerow are an important habitat. |
| Is the site local in character and therefore not an extensive tract of land? | Site is a large field but is local in character. |
| Allocate as Local Green Space? | Yes |
| Is LGS appropriate? | Yes. It is an important community asset which compliments the existing community uses. It is also an attractive open space in the village and has high visual amenity. |
| If not any other designation more appropriate and why? | |
| Conclusion | Designate as local green space in the pre-submission draft Local Plan. Site meets the NPPF criteria for Local Green Space. |

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|----------------------------------|--------------------------|
| Site reference | LGS21 |
| Site name | Hugin Green |
| Site address | Sandwich Road |
| Town/village | Cliffsend |
| Site area | 1.53ha |
| Proposer | Cliffsend Parish Council |
| Ownership / public access | Public Access |
| Date of site visit | 22/05/17 |



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Site description

The site forms part of the continuous clifftop area around the coast of Thanet, albeit at a lower level. It is situated between Sandwich Road and the former hoverport at Pegwell Bay and is a popular beauty spot. It is a long band of open space which tapers to the south where it joins the mudflats of the Pegwell Bay National Nature Reserve/Ramsar site/SSSi/ SPA.

The site is elevated above the former hoverport and Pegwell Bay and slopes towards the sea. There is a replica of Viking Ship "Hugin", in the middle of the site. The information board states that it set sail from Denmark in 1949 to commemorate the 1500th anniversary of the arrival of Hengist and Horsa from Denmark. Hengist became the first Saxon King of Kent.

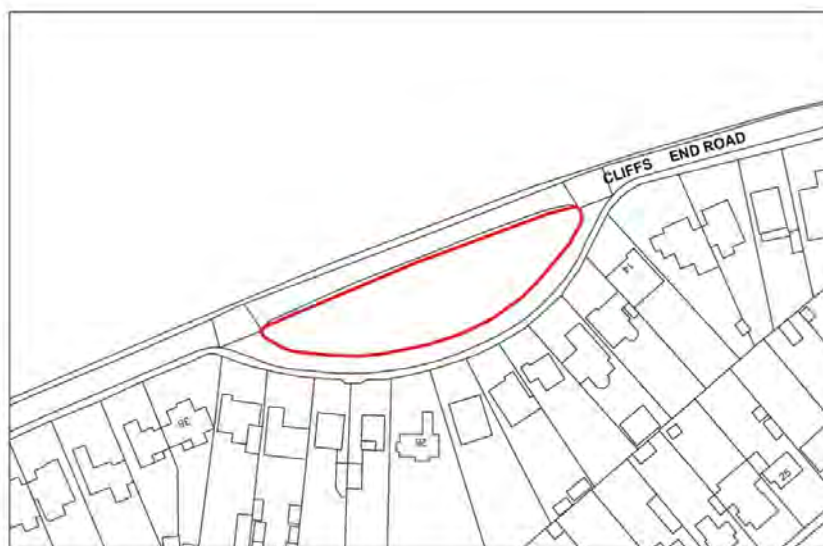
There is also a café and toilets at the northern end and a cycle/pedestrian path that runs north to south. The cycle path is part of the national cycle route and the Viking trail. Parking is permitted on the grassed area mainly in the northern part of the site. There are benches and planters and a beacon to the south of the site which is part of the chain of beacons around the coast.

Long distance views across Pegwell Bay to Pegwell/Ramsgate to the north and Sandwich to the south.

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| Planning History/ Local Plan Policy | Site is protected open space in 2006 adopted local plan which is carried forward into the pre-submission draft local plan. |
| Is the site in close proximity to the local community that it would serve? | The site is adjacent to the village of Cliffsend. It is well connected by road and cycle/pedestrian path. |
| where the green area is demonstrably special to a local community and holds a particular local significance e.g. Is the proposals to designate supported by any of the following: A friends group, parish or town council, local community group, the Ward Member? | It is a well used site by both locals and visitors. It has been proposed by the parish council. |
| Does the site have visual amenity value? | The site is an attractive grassed area with long distance views across Pegwell Bay. It has a strong hedgerow on the seaward site. |
| Does the site have historic significance? Local heritage asset? Setting of heritage asset? | Historic significance - Pegwell Bay and nearby Ebbsfleet is said to be the landing place of the two Saxon Chieftans, Hengist and Horsa. And Also St Augustine in 597 AD – the first Christian mission to southern England. The beacon represents an ancient warning system whereby fire was lit in a beacon on high points around the country to warn of danger. |
| Does the site have recreational value? E.g playing field | Site has recreational value associated with the purpose built cycle and pedestrian path. It is used informally for picnicking, dog walking and informal recreation. |
| Is the site important for its tranquillity? | Yes |
| Is the site important for its wildlife value? | Yes – national and international nature designations associated with Pegwell Bay cover / are adjacent to the site. Hedgerow along the seaward side provide an important habitat. |
| Is the site local in character and therefore not an extensive tract of land? | Area is of more than local in character as it forms part of the extensive clifftop area around the coast of Thanet. |
| Allocate as Local Green Space? | No. Although it is an important open space it is already protected open space and therefore does not require any additional protection. Site forms part of the clifftop area and the |

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| | designation of LGS may impact on coastal protection works. |
| Is LGS appropriate? | No |
| If not any other designation more appropriate and why? | |
| Conclusion | <p>Site has sufficient existing protection as open space and therefore does not need an additional level of protection.</p> <p>Site forms part of the clifftop area and the designation of LGS may impact on flood and coastal protection works. Do not designate as local green space.</p> |

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|----------------------------------|--------------------------|
| Site reference | LGS22 |
| Site name | Cliffs End Road green |
| Site address | Cliffs End Road |
| Town/village | Cliffsend |
| Site area | 0.15ha |
| Proposer | Cliffsend Parish Council |
| Ownership / public access | Public access |
| Date of site visit | 03/07/17 |



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| Site description | The site is a small area of amenity grassland in front of residential property. It serves to separate the residential properties from Cliffs End Road. It is a semi-circular grassed area with some trees and bushes. It is bounded by the road and pavement on both sides. To the north is arable farmland. |
| Planning History/ Local Plan Policy | None |
| Is the site in close proximity to the local community that it would serve? | Yes |
| where the green area is demonstrably special to a local community and holds a particular local significance e.g. Is the proposals to designate supported by any of the following: A friends group, parish or town council, local community group, the Ward Member? | Site is proposed by Parish Council |
| Does the site have visual amenity value? | It provides a buffer between the residential properties and Cliffs End Road. |
| Does the site have historic significance? Local heritage asset? Setting of heritage asset? | No |
| Does the site have recreational value? E.g playing field | No amenity grassland |
| Is the site important for its tranquillity? | No |
| Is the site important for its wildlife value? | Only associated with vegetation. |
| Is the site local in character and therefore not an extensive tract of land? | Yes |
| Allocate as Local Green Space? | No. Not suitable for inclusion in the local green space designation. It is amenity land that forms part of the layout of the residential estate. |
| Is LGS appropriate? | No |
| If not any other designation more appropriate and why? | |
| Conclusion | Area does not meet most of the criteria as set out in the NPPF, it is probably part of the original landscape/layout scheme of the estate. It has limited tranquillity, recreational or wildlife value. Site does not meet the NPPF criteria. |

| | |
|----------------------------------|--------------------------|
| Site reference | LGS23 |
| Site name | Cottington Road green |
| Site address | Earlsmead Crescent |
| Town/village | Cliffsend |
| Site area | 0.16ha |
| Proposer | Cliffsend Parish Council |
| Ownership / public access | Public access |
| Date of site visit | 03/07/17 |



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| Site description | This site is an area of amenity grassland with a small group of mature trees at one end and two younger trees one edge of the site. It is encircled by the residential road and is surrounded on all sides by properties which face the area. |
| Planning History/ Local Plan Policy | None |
| Is the site in close proximity to the local community that it would serve? | Yes |
| where the green area is demonstrably special to a local community and holds a particular local significance e.g. Is the proposals to designate supported by any of the following: A friends group, parish or town council, local community group, the Ward Member? | Proposed by parish council |
| Does the site have visual amenity value? | Amenity grassland. Site has visual amenity in the street scene. |
| Does the site have historic significance? Local heritage asset? Setting of heritage asset? | No |
| Does the site have recreational value? E.g playing field | Site provides an area for informal recreation in this part of Cliffsend |
| Is the site important for its tranquillity? | Tranquil site as within the residential estate. |
| Is the site important for its wildlife value? | Minimal associated only with the vegetation. |
| Is the site local in character and therefore not an extensive tract of land? | Yes |
| Allocate as Local Green Space? | Yes. |
| Is LGS appropriate? | Yes |
| If not any other designation more appropriate and why? | |
| Conclusion | Designate as Local Green Space in the pre-submission draft Local Plan. Site meets the NPPF criteria for Local Green Space. |

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|----------------------------------|--------------------------|
| Site reference | LGS24 |
| Site name | Playground |
| Site address | Foads Lane |
| Town/village | Cliffsend |
| Site area | 0.46ha |
| Proposer | Cliffsend Parish Council |
| Ownership / public access | Yes |
| Date of site visit | 22/05/17 |





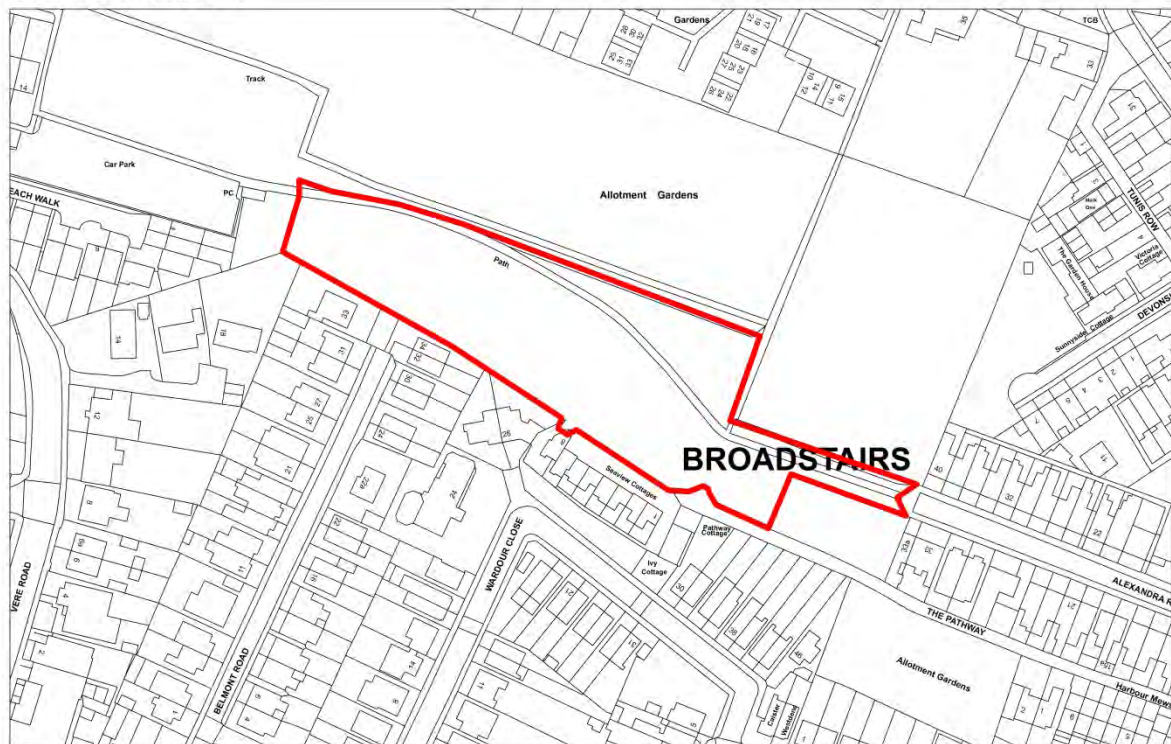
Site description

The playground is adjacent to the village hall/shop and is bounded on one side by Foads Lane, Cliffs End Road and the meadow field to the east which is also proposed as a local green space. The site is divided into two distinct areas – the first is a fenced largely grassed playground for younger children with play equipment and soft play surface in part. The second area is grassed area with equipment for older children with an adult outside gym at the far end of the site. The site is totally enclosed by hedgerows and trees and there is an access into the adjacent meadow (LGS20) and a pedestrian access at the northern end onto a pavement.

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| Planning History/ Local Plan Policy | Site is protected as open space in the Adopted Local Plan 2006 and has been carried forward into the pre-submission plan. |
| Is the site in close proximity to the local community that it would serve? | Yes site is within the older part of the village and adjacent to other community uses. |
| where the green area is demonstrably special to a local community and holds a particular local significance e.g. Is the proposals to designate supported by any of the following: A friends group, parish or town council, local community group, the Ward Member? | Site is important for the community and has been proposed by the parish council. |
| Does the site have visual amenity value? | Site is an attractive playground and the trees and hedgerows around the site provide visual interest. |
| Does the site have historic significance? Local heritage asset? Setting of heritage asset? | No |
| Does the site have recreational value? E.g playing field | Site has recreational value as playground, an area for older children and an adult gym. |
| Is the site important for its tranquillity? | Hedgerows and trees provide tranquillity. |
| Is the site important for its wildlife value? | Hedgerows and trees around the site provide an important habitat for wildlife. |
| Is the site local in character and therefore not an extensive tract of land? | Site is local in character. |
| Allocate as Local Green Space? | Yes |
| Is LGS appropriate? | Yes. Site is an important asset to the local community and has visual amenity and recreational value. |
| If not any other designation more appropriate and why? | |
| Conclusion | Designate as local green space in the pre-submission draft Local Plan. Site meets the NPPF criteria for Local Green Space. |

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|----------------------------------|--------------------------------------|
| Site reference | LGS25 See also LGS02 |
| Site name | Culmer's Amenity Land |
| Site address | Culmer's Amenity land Alexandra Road |
| Town/village | Broadstairs |
| Site area | 0.58ha |
| Proposer | Broadstairs Town Team |
| Ownership / public access | Public Access Ownership |
| Date of site visit | 08/06/17 |

Culmer's Amenity Land



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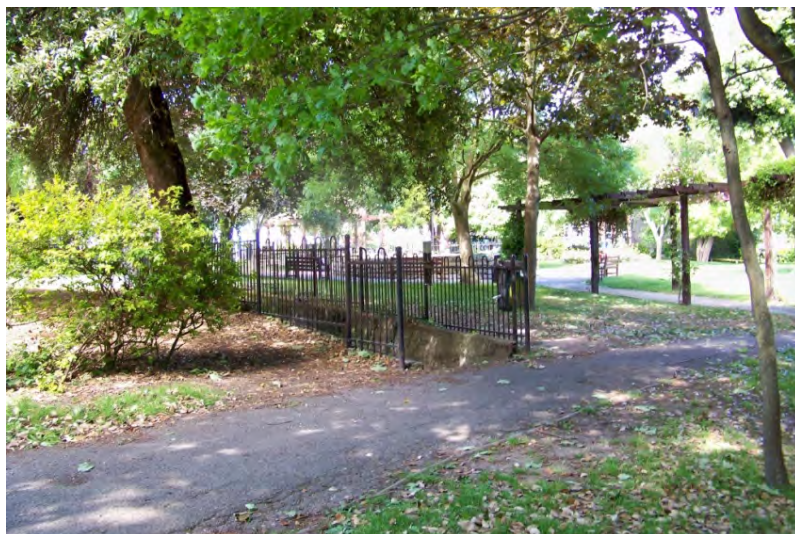
See assessment for LGS02

| | |
|----------------------------------|--------------------------|
| Site reference | LGS26 |
| Site name | Pierremont Park |
| Site address | High Street |
| Town/village | Broadstairs |
| Site area | 1.79ha |
| Proposer | Broadstairs Town Team |
| Ownership / public access | Public access to gardens |
| Date of site visit | 08/06/17 |

Site 26 Pierremont Park



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| Site description | The site is adjacent to the prominent building of Pierremont Hall (former council offices) now occupied by the Town Council. The site is the formal gardens adjacent to Pierremont Hall and includes a pergola, water feature, seating areas, shelters and benches. There is a playground in one corner and informal grass areas. There are mature trees within the site and around the perimeter. There is a war memorial at the main entrance beyond the boundary of the site under consideration. |
| Planning History/ Local Plan Policy | Site is protected open space. |
| Is the site in close proximity to the local community that it would serve? | Yes, site is in the centre of Broadstairs. |
| where the green area is demonstrably special to a local community and holds a particular local significance e.g. Is the proposals to designate supported by any of the following: A friends group, parish or town council, local community group, the Ward Member? | Yes it is a well-used public open space. Proposed by the Broadstairs Town Team. |
| Does the site have visual amenity value? | It is an important open space in the urban area and provides the setting for the listed Pierremont Hall. |
| Does the site have historic significance? Local heritage asset? Setting of heritage asset? | Pierremont Hall, built in the late 18 th Century, and the war memorial, unveiled in 1923 are both Grade II listed. Both are adjacent to the site. |

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| Does the site have recreational value? E.g playing field | Informal recreation associated with amenity grassland, and more formal recreation such as the children's play area and formal seating. |
| Is the site important for its tranquillity? | Tranquil space off the High Street |
| Is the site important for its wildlife value? | Yes |
| Is the site local in character and therefore not an extensive tract of land? | Yes |
| Allocate as Local Green Space? | Yes |
| Is LGS appropriate? | Yes |
| If not any other designation more appropriate and why? | |
| Conclusion | Designate as local green space in the pre-submission draft Local Plan. Site meets the NPPF criteria for Local Green Space. |

| | |
|----------------------------------|------------------------------|
| Site reference | LGS27 |
| Site name | King George VI memorial park |
| Site address | Montefiore Avenue |
| Town/village | Broadstairs |
| Site area | 8.81ha |
| Proposer | Broadstairs Town Team |
| Ownership / public access | Public access |
| Date of site visit | 08/06/17 |



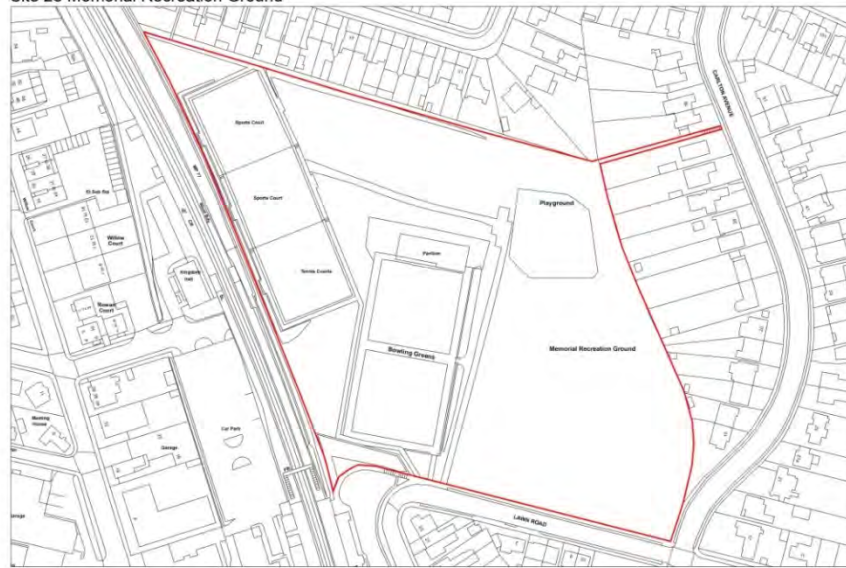


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| Site description | <p>Large area of open space designated King George VI memorial park on the clifftop. The site includes clifftop grassland, areas of mature woodland, some new planting, and an early 19th century Italianate glass house associated with Sir Moses Montefiore which is grade II* listed.</p> <p>There are benches and a play area within the site. There is a pathway that leads from the clifftop at South Cliff Parade to Victoria Parade.</p> |
| Planning History/ Local Plan Policy | Site is protected as open space in the Adopted Local Plan 2006 and has been carried forward into the pre-submission plan. |
| Is the site in close proximity to the local community that it would serve? | Yes |
| <p>where the green area is demonstrably special to a local community and holds a particular local significance</p> <p>e.g. Is the proposals to designate supported by any of the following: A friends group, parish or town council, local community group, the Ward Member?</p> | Yes site is well used |
| Does the site have visual amenity value? | Yes it is a very attractive open space |
| <p>Does the site have historic significance?</p> <p>Local heritage asset?</p> <p>Setting of heritage asset?</p> | Yes associated with the setting of the Grade II* Italianate Glass House |
| Does the site have recreational value? E.g playing field | Yes informal, playground, dog walking, cycling along the clifftop pathway. |

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| Is the site important for its tranquillity? | Yes |
| Is the site important for its wildlife value? | Yes it provides important habitats on the clifftop. |
| Is the site local in character and therefore not an extensive tract of land? | Yes although it is a large area of open space. |
| Allocate as Local Green Space? | No. Site forms part of the clifftop area and the designation of LGS may impact on coastal protection works. |
| Is LGS appropriate? | No |
| If not any other designation more appropriate and why? | |
| Conclusion | Site is already protected open space and additional protection is not appropriate. Site forms part of the clifftop area and the designation of LGS may impact on coastal protection works. |

| | |
|----------------------------------|----------------------------|
| Site reference | LGS28 |
| Site name | Memorial Recreation Ground |
| Site address | Lawn Road |
| Town/village | Broadstairs |
| Site area | 3.27ha |
| Proposer | Broadstairs Town Team |
| Ownership / public access | Public access |
| Date of site visit | 08/08/17 |

Site 28 Memorial Recreation Ground



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| Site description | The site consists of a recreation ground with separate bowling green, tennis courts and children's play area. There is a strong tree belt around the perimeter with other trees within the site near the tennis courts. The site is adjacent to the railway station. |
| Planning History/ Local Plan Policy | Site is protected as open space in the Adopted Local Plan 2006 and has been carried forward into the pre-submission plan |
| Is the site in close proximity to the local community that it would serve? | Yes it is within the urban area |
| where the green area is demonstrably special to a local community and holds a particular local significance e.g. Is the proposals to designate supported by any of the following: A friends group, parish or town council, local community group, the Ward Member? | Yes. The site is well used. It has been proposed by the Broadstairs Town team. |
| Does the site have visual amenity value? | It is an attractive open space |
| Does the site have historic significance? Local heritage asset? Setting of heritage asset? | |
| Does the site have recreational value? E.g playing field | Important for both formal and informal recreation such as tennis, bowls, dog walking, playground. |
| Is the site important for its tranquillity? | Yes |
| Is the site important for its wildlife value? | Yes associated with strong tree belt around the perimeter. |
| Is the site local in character and therefore not an extensive tract of land? | Yes |
| Allocate as Local Green Space? | Yes |
| Is LGS appropriate? | Yes |
| If not any other designation more appropriate and why? | |
| Conclusion | Designate as local green space in the pre-submission draft Local Plan. Site meets the NPPF criteria for Local Green Space. |

| | |
|----------------------------------|-----------------------------|
| Site reference | LGS29 |
| Site name | St Peters Recreation Ground |
| Site address | Grange Road / Norman Road |
| Town/village | Broadstairs |
| Site area | 4.8ha |
| Proposer | Broadstairs Town Team |
| Ownership / public access | Public access TDC |
| Date of site visit | 08/08/17 |

Site 29 St Peter's Recreation Ground



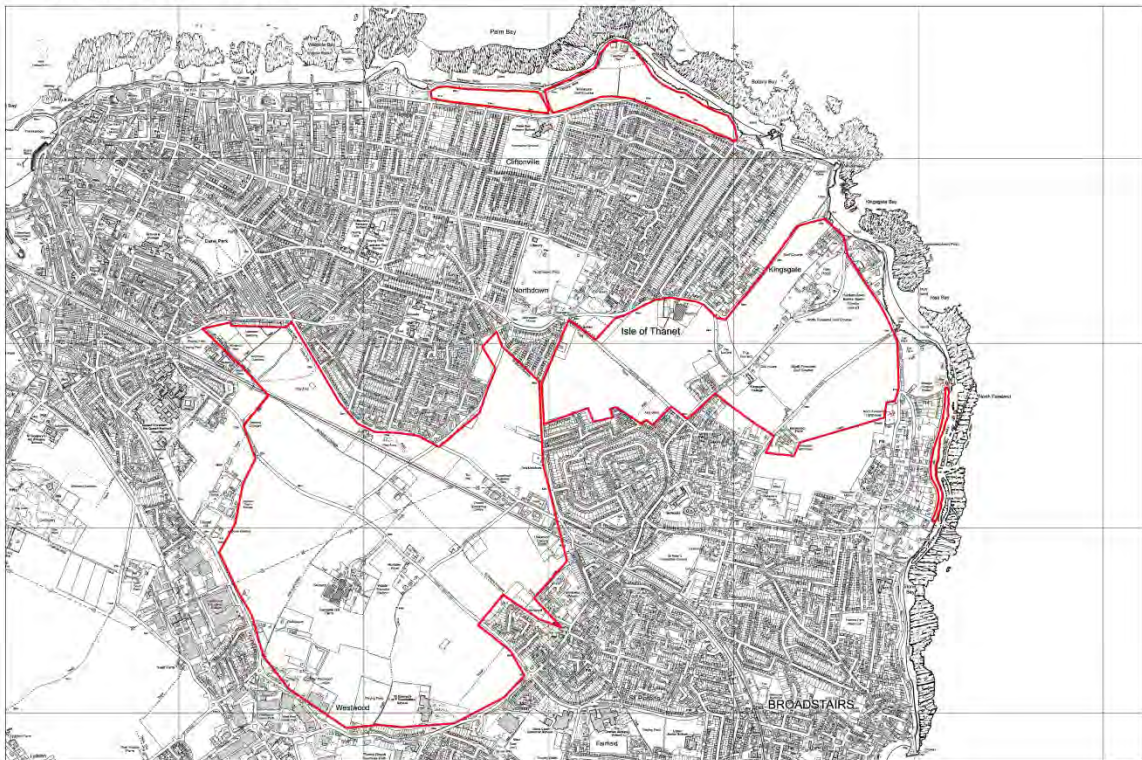


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| Site description | <p>The site is a large recreation ground which is home to the Thanet Wanderers RUFC.</p> <p>There are mature trees around the perimeter of the site and around the parking area adjacent to the Thanet Wanderers clubhouse. The main playing field is laid out for rugby. There is a path around the perimeter of the site with benches and there is a derelict pavilion to one corner. Adjacent to the proposal are two areas of amenity grassland, a car park, clubhouse, tennis courts, playground and allotments.</p> <p>There is also a public right of way outside the fenced area of the recreation ground.</p> |
| Planning History/ Local Plan Policy | <p>Site is protected as open space in the Adopted Local Plan 2006 and has been carried forward into the pre-submission plan.</p> |
| Is the site in close proximity to the local community that it would serve? | <p>Yes. A well-used public space.</p> |
| <p>where the green area is demonstrably special to a local community and holds a particular local significance</p> <p>e.g. Is the proposals to designate supported by any of the following: A friends group, parish or town council, local community group, the Ward Member?</p> | <p>Yes the site is home to the Thanet Wanderers RUFC.</p> <p>It has been proposed by the Broadstairs Town Team.</p> |
| Does the site have visual amenity value? | <p>Yes. Site has visual amenity</p> |

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| Does the site have historic significance? Local heritage asset? Setting of heritage asset? | No |
| Does the site have recreational value? E.g playing field | Yes formal recreation – laid out for rugby, tennis courts plus adjacent informal grassed amenity areas use by dog walkers and the allotment gardens. |
| Is the site important for its tranquillity? | Yes |
| Is the site important for its wildlife value? | Yes associated with the mature tree belt around the perimeter of the site |
| Is the site local in character and therefore not an extensive tract of land? | Yes |
| Allocate as Local Green Space? | Yes |
| Is LGS appropriate? | Yes |
| If not any other designation more appropriate and why? | |
| Conclusion | Designate as local green space in the pre- submission draft Local Plan. Site meets the NPPF criteria for Local Green Space. |

| | |
|----------------------------------|---|
| Site reference | LGS30 |
| Site name | Joss Bay, Kingsgate Bay, North Foreland and Botany Bay |
| Site address | North Foreland Golf Course, clifftop and surrounding farmland |
| Town/village | Broadstairs |
| Site area | 426.6ha |
| Proposer | Broadstairs Town Team |
| Ownership / public access | Private and some public |
| Date of site visit | 08/06/17 |

Site 30 North Foreland Estate



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| <p>Site description</p> | <p>This is an extensive area which consists of 5 parcels of land. Two areas at Palm and Botany Bays; North Foreland golf Course and adjacent arable land; clifftop at north Foreland; farmland stretching west of Reading Street to A254 and A256.</p> <p>This proposal therefore includes areas of clifftop grassland, formal golf course and a large extent of farmland. It also includes allotments and the community woodland at Dane Valley.</p> <p>This proposals overlaps with several other proposed areas for local green space – LGS06 Clifftop North Foreland, LGS08 Taddy's allotments, LGS13 Cliftonville clifftop, and LGS18 Dane Valley Woods.</p> |
| <p>Planning History/ Local Plan Policy</p> | <p>A variety of designations from the 2006 adopted local plan apply to parcels within the boundary proposed – Allotments, Green Wedge, community woodland and Local Wildlife Site, most of which have been carried forward into the pre-submission plan.</p> |
| <p>Is the site in close proximity to the local community that it would serve?</p> | <p>The site would serve a number of large communities in Margate, Cliftonville, Broadstairs.</p> |

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| <p>where the green area is demonstrably special to a local community and holds a particular local significance</p> <p>e.g. Is the proposals to designate supported by any of the following: A friends group, parish or town council, local community group, the Ward Member?</p> | <p>Green wedge areas are important to maintain separate identities of the towns.</p> |
| <p>Does the site have visual amenity value?</p> | <p>Areas within this large area have visual amenity</p> |
| <p>Does the site have historic significance? Local heritage asset? Setting of heritage asset?</p> | <p>Various heritage assets within/adjacent to this area eg North Foreland Lighthouse</p> |
| <p>Does the site have recreational value? E.g playing field</p> | <p>Informal recreation associated with areas of clifftop and formal golf course. Majority of the area is farmland</p> |
| <p>Is the site important for its tranquillity?</p> | <p>Pockets of tranquillity</p> |
| <p>Is the site important for its wildlife value?</p> | <p>Parts are important for wildlife – reflected in one area being designated as local wildlife site.</p> |
| <p>Is the site local in character and therefore not an extensive tract of land?</p> | <p>No it is an extensive tract of clifftop 426.6ha</p> |
| <p>Allocate as Local Green Space?</p> | <p>No</p> |
| <p>Is LGS appropriate?</p> | <p>No</p> |
| <p>If not any other designation more appropriate and why?</p> | |
| <p>Conclusion</p> | <p>Site is an extensive tract of land and does not meet the NPPF criteria.</p> |

| | |
|----------------------------------|-----------------------|
| Site reference | LGS31 |
| Site name | Jackey Bakers Fields |
| Site address | Highfield Road |
| Town/village | Broadstairs |
| Site area | 32ha |
| Proposer | Broadstairs Town Team |
| Ownership / public access | Public access |
| Date of site visit | 08/06/17 |

Site31 Jackey Bakers Field





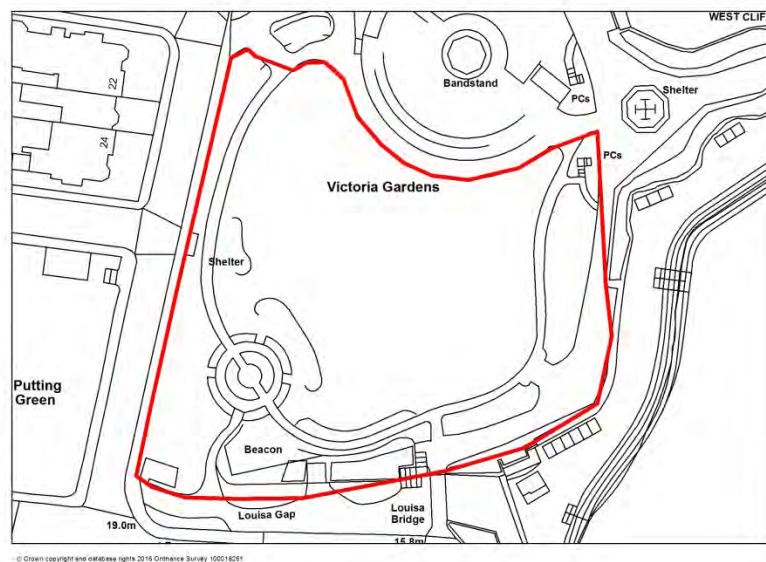
Site description

Site is a large level open space to the south east of Westwood and includes the Royal Harbour Academy campus and playing field. It is bounded by the A256, New Cross Road to the west and north respectively, Laleham Gap School and allotments to the south and a residential area to the east.

The disused railway line from Margate to Ramsgate borders the east of the site. The site includes an all-weather fenced football pitch, a derelict club house and a children's playground. It is large grassed area with tarmac paths across the site with mature trees linking Newington to Westwood and the various schools. Further mature trees and hedgerows And wooded area along the former railway line.

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| Planning History/ Local Plan Policy | Site is allocated in the adopted local plan 2006 as sports ground and extension and has been carried forward into the pre-submission plan. |
| Is the site in close proximity to the local community that it would serve? | Site serves more than the local area. |
| where the green area is demonstrably special to a local community and holds a particular local significance e.g. Is the proposals to designate supported by any of the following: A friends group, parish or town council, local community group, the Ward Member? | It is an important resource for the district. |
| Does the site have visual amenity value? | Site has some visual amenity and is an important recreational space in the Westwood area. |
| Does the site have historic significance? Local heritage asset? Setting of heritage asset? | No |
| Does the site have recreational value? E.g playing field | Important recreational resource. |
| Is the site important for its tranquillity? | Fairly tranquil. |
| Is the site important for its wildlife value? | Some limited wildlife value associated with vegetation on boundary of site. |
| Is the site local in character and therefore not an extensive tract of land? | Site is an extensive area |
| Allocate as Local Green Space? | No. Site is allocated for recreational use. Part of site is occupied by the Laleham Gap and Royal Harbour Academy Schools and their playing fields |
| Is LGS appropriate? | No. |
| If not any other designation more appropriate and why? | |
| Conclusion | Site does not meet the NPPF criteria as it is an extensive tract of land and is subject of an allocation. |

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|----------------------------------|-----------------------|
| Site reference | LGS32 |
| Site name | Victoria Gardens |
| Site address | Victoria Parade |
| Town/village | Broadstairs |
| Site area | 0.6ha |
| Proposer | Broadstairs Town Team |
| Ownership / public access | Public access |
| Date of site visit | 08/06/17 |





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| Site description | <p>Formal garden on the clifftop at Broadstairs overlooking Viking Bay to the north and Louisa bay to the south. Site comprises of a formal garden areas with planted beds and seating together with a larger grassed amenity area. There are wide tarmac paths around the site. The central bandstand and clocktower building lie just outside of the area proposed. The cliff top promenade is adjacent to the site.</p> <p>There are formal hedgerows around the majority of the site and traditional shelters with seating.</p> |
| Planning History/ Local Plan Policy | <p>Site is protected as open space in the Adopted Local Plan 2006 and has been carried forward into the pre-submission plan.</p> |
| Is the site in close proximity to the local community that it would serve? | <p>Yes</p> |
| <p>where the green area is demonstrably special to a local community and holds a particular local significance</p> <p>e.g. Is the proposals to designate supported by any of the following: A friends group, parish or town council, local community group, the Ward Member?</p> | <p>Site is an important formal garden in the town. Site is proposed by the Broadstairs Town Team</p> |
| Does the site have visual amenity value? | <p>Yes site has visual amenity and has long distance views across Viking Bay to Bleak house and south across Louisa Bay.</p> |

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| Does the site have historic significance? Local heritage asset? Setting of heritage asset? | No |
| Does the site have recreational value? E.g playing field | Informal recreation |
| Is the site important for its tranquillity? | No. |
| Is the site important for its wildlife value? | Limited associated with vegetation |
| Is the site local in character and therefore not an extensive tract of land? | Yes |
| Allocate as Local Green Space? | No. Site forms part of the clifftop area and the designation of LGS may impact on necessary coastal protection works. |
| Is LGS appropriate? | No |
| If not any other designation more appropriate and why? | |
| Conclusion | Although site meets some of the criteria for local green space, it is already protected open space and additional protection is not appropriate as it may have an impact on any future required coastal works. |

| | |
|----------------------------------|-----------------------|
| Site reference | LGS33 |
| Site name | South Cliff Parade |
| Site address | South Cliff Parade |
| Town/village | Broadstairs |
| Site area | 1.12ha |
| Proposer | Broadstairs Town Team |
| Ownership / public access | Public access |
| Date of site visit | 10/06/17 |

Site 33 South Cliff Parade



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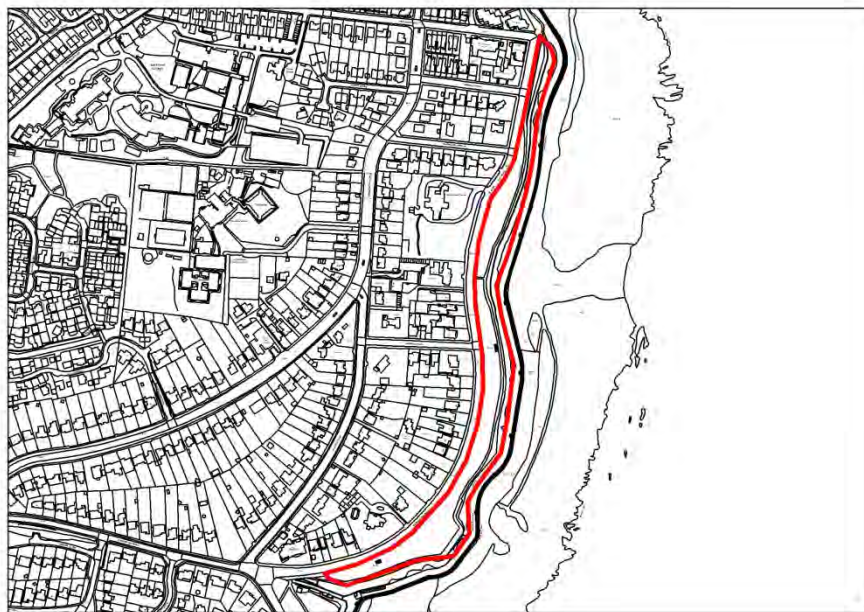




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|---|---|
| Site description | This is a long narrow strip of undulating clifftop grassland with benches and beach access at the northern end at Dumpton Gap. Large residential properties face South Cliff Parade. The coastal strip is fenced and the area on the seaward site has been left to naturalise. The base of the cliff is undefended for the majority of this length. |
| Planning History/ Local Plan Policy | Site is protected as open space. |
| Is the site in close proximity to the local community that it would serve? | Yes but forms part of the extensive clifftop area. |
| where the green area is demonstrably special to a local community and holds a particular local significance e.g. Is the proposals to designate supported by any of the following: A friends group, parish or town council, local community group, the Ward Member? | Yes site is proposed by Broadstairs Town Team. |
| Does the site have visual amenity value? | Site has visual amenity with long distance views out to sea |
| Does the site have historic significance? Local heritage asset? Setting of heritage asset? | Dumpton Gap is a cutting in the cliff formerly used by farmers to gather seaweed for use on farmland. |
| Does the site have recreational value? E.g playing field | Informal recreation such as dog walking. |
| Is the site important for its tranquillity? | Yes |
| Is the site important for its wildlife value? | Yes part of site on the seaward side of fenceline. Site is adjacent to SSSI, Ramsar and SPA |

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| Is the site local in character and therefore not an extensive tract of land? | Site is part of the extensive tract of clifftop grassland around the coast. |
| Allocate as Local Green Space? | No |
| Is LGS appropriate? | No. Site forms part of the clifftop area and the designation of LGS may impact on necessary coastal protection works. |
| If not any other designation more appropriate and why? | |
| Conclusion | Although site meets some of the criteria for local green space, it is already protected open space and additional protection is not appropriate as it may have an impact on any future required coastal works. |

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|----------------------------------|-----------------------|
| Site reference | LGS34 |
| Site name | Western Esplanade |
| Site address | Western Esplanade |
| Town/village | Broadstairs |
| Site area | 2.11ha |
| Proposer | Broadstairs Town Team |
| Ownership / public access | Public |
| Date of site visit | 10/06/17 |



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| Site description | This is a long narrow strip of undulating clifftop grassland with benches and beach access at the southern end at Dumpton Gap. Residential properties face Western Esplanade. The coastal strip is fenced leaving a very narrow strip of land on the seaward side which has been left to naturalise. There is a tarmac path along the clifftop with benches at intervals and two shelters. |
| Planning History/ Local Plan Policy | Site is protected as open space and is adjacent to the SSSI, SPA Ramsar site |
| Is the site in close proximity to the local community that it would serve? | Yes but forms part of the extensive clifftop area. |
| where the green area is demonstrably special to a local community and holds a particular local significance e.g. Is the proposals to designate supported by any of the following: A friends group, parish or town council, local community group, the Ward Member? | Yes site is proposed by Broadstairs Town Team. |
| Does the site have visual amenity value? | Site has visual amenity with long distance views out to sea |
| Does the site have historic significance? Local heritage asset? Setting of heritage asset? | Dumpton Gap to the south is a cutting in the cliff formerly used by farmers to gather seaweed for use on farmland. |
| Does the site have recreational value? E.g playing field | Informal recreation such as dog walking. |
| Is the site important for its tranquillity? | Yes |
| Is the site important for its wildlife value? | Yes part of site on the seaward side of fenceline. Site is adjacent to SSSI, Ramsar and SPA |
| Is the site local in character and therefore not an extensive tract of land? | Site is part of the extensive tract of clifftop grassland around the coast. |
| Allocate as Local Green Space? | No |
| Is LGS appropriate? | No. Site forms part of the clifftop area and the designation of LGS may impact on necessary coastal protection works. |
| If not any other designation more appropriate and why? | |
| Conclusion | Although site meets some of the criteria for local green space, Site is already protected open space and additional protection is not appropriate as it may have an impact on any future required coastal works. |

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|----------------------------------|-----------------------|
| Site reference | LGS35 |
| Site name | Nash Road Allotments |
| Site address | Nash Road |
| Town/village | Westwood |
| Site area | 2.80ha |
| Proposer | Broadstairs Town Team |
| Ownership / public access | Limited public access |
| Date of site visit | 08/06/17 |



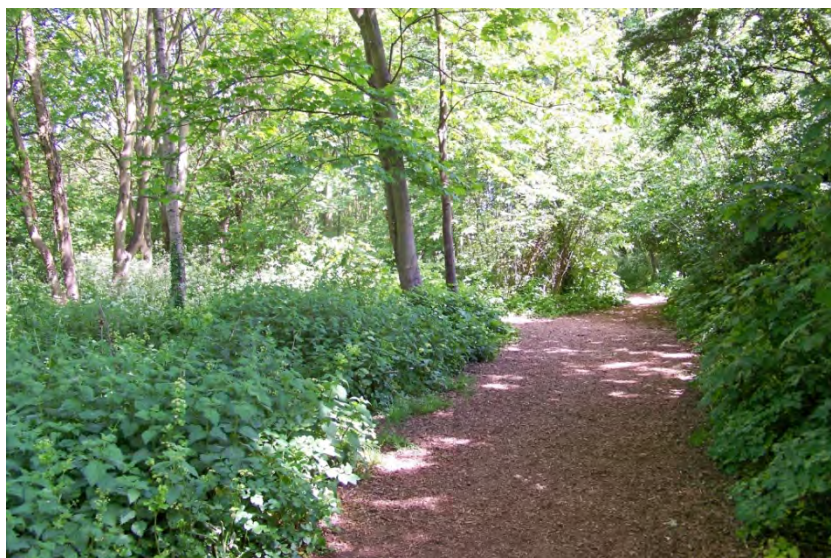
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| Site description | The allotments are located just off Nash Road and are accessed off an unmade road. There is a strong tree belt associated with the Crematorium and cemetery boundary. Further to the north is Salmestone grange. |
| Planning History/ Local Plan Policy | The allotments are protected under the allotment policy in the adopted 2006 local plan and has been carried forward into the pre-submission plan. The draft plan allocates land to the north for housing and an area to the south for an extension to the cemetery. |
| Is the site in close proximity to the local community that it would serve? | No, only allotment holders. |
| where the green area is demonstrably special to a local community and holds a particular local significance e.g. Is the proposals to designate supported by any of the following: A friends group, parish or town council, local community group, the Ward Member? | No, only allotment holders. |
| Does the site have visual amenity value? | Some visual amenity |
| Does the site have historic significance? Local heritage asset? Setting of heritage asset? | No. |
| Does the site have recreational value? E.g playing field | Only associated with allotment use. |
| Is the site important for its tranquillity? | Yes |
| Is the site important for its wildlife value? | Yes |
| Is the site local in character and therefore not an extensive tract of land? | Yes |
| Allocate as Local Green Space? | No. Allotments are already protected by the 2006 adopted local plan and this has been carried forward into the pre-submission plan. |
| Is LGS appropriate? | No |
| If not any other designation more appropriate and why? | |
| Conclusion | The site is sufficiently protected and therefore additional protection is not needed. Do not designate as local green space. |

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|----------------------------------|-----------------------|
| Site reference | LGS36 |
| Site name | Mocketts Wood |
| Site address | Hopeville Avenue |
| Town/village | Broadstairs |
| Site area | 1.28ha |
| Proposer | Broadstairs Town Team |
| Ownership / public access | |
| Date of site visit | |

Site 36 Mocketts Wood



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| Site description | Site is an area of woodland situated to the rear of the car park to the side of Co-Operative foodstore on Hopeville Avenue and the Mocketts Wood doctors' surgery. There are with winding woodland paths connecting the car park to Northdown Road. there is an information board at the main entrance to the woodland. |
| Planning History/ Local Plan Policy | No designations |
| Is the site in close proximity to the local community that it would serve? | Yes Important to local community as have established a website and Friends of Mockett's Wood group. |
| where the green area is demonstrably special to a local community and holds a particular local significance e.g. Is the proposals to designate supported by any of the following: A friends group, parish or town council, local community group, the Ward Member? | Friends of Mockett's Wood, website http://www.mockettswood.org.uk |
| Does the site have visual amenity value? | Yes it is an important area of woodland in the residential area of St Peters. |
| Does the site have historic significance? Local heritage asset? Setting of heritage asset? | The site has historical significance as it was once part of the Mockett Estate and is thought to be part of a Victorian arboricultural garden. |
| Does the site have recreational value? E.g playing field | Informal recreation woodland walk, dog walking, educational visits. |
| Is the site important for its tranquillity? | Yes in other wise urban area |
| Is the site important for its wildlife value? | Important for woodland and biodiversity |

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| Is the site local in character and therefore not an extensive tract of land? | Yes |
| Allocate as Local Green Space? | Yes |
| Is LGS appropriate? | Yes |
| If not any other designation more appropriate and why? | |
| Conclusion | Designate as local green space in the Submission Draft Local Plan. Site meets the NPPF criteria for Local Green Space. |

| | |
|----------------------------------|-----------------------|
| Site reference | LGS37 |
| Site name | Westover Gardens |
| Site address | Westover Gardens |
| Town/village | Broadstairs |
| Site area | 0.64ha |
| Proposer | Broadstairs Town Team |
| Ownership / public access | Public access |
| Date of site visit | 10/05/17 |

Site 37 Westover Gardens



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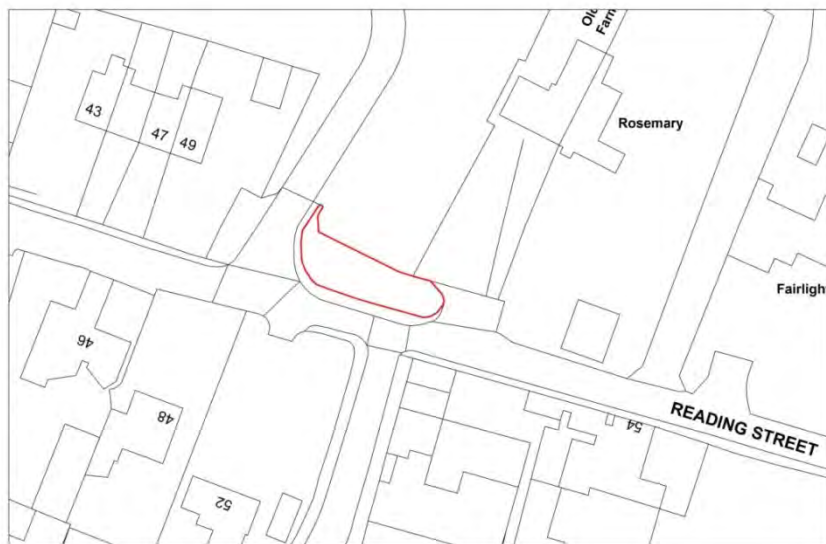




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| Site description | This is a large square area of amenity grassed open space with a road around the perimeter and on street parking. There is a diagonal path across the site and a telephone box at one corner. Housing faces the open space. Bollards have been placed at regular intervals around the edge of the site to prevent parking. |
| Planning History/ Local Plan Policy | Site is protected as open space in the Adopted Local Plan 2006 and has been carried forward into the pre-submission plan. |
| Is the site in close proximity to the local community that it would serve? | Yes it is within a residential area and is bounded on 4 sides by residential properties. It is the only sizeable open space within this residential area. |
| where the green area is demonstrably special to a local community and holds a particular local significance e.g. Is the proposals to designate supported by any of the following: A friends group, parish or town council, local community group, the Ward Member? | The designation is proposed and therefore supported by the Broadstairs Town Team. |
| Does the site have visual amenity value? | The open space is a grassed rectangle piece of land which has limited visual amenity value, however, it provides a welcome break from a fairly dense residential area. |

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| Does the site have historic significance? Local heritage asset? Setting of heritage asset? | No |
| Does the site have recreational value? E.g playing field | Site has limited recreation value, mainly informal recreation for children and dog walking/exercise. |
| Is the site important for its tranquillity? | No |
| Is the site important for its wildlife value? | No |
| Is the site local in character and therefore not an extensive tract of land? | Yes |
| Allocate as Local Green Space? | Yes. The site would benefit from extra protection as it is the only usable open space in an otherwise built up area. It is an important local open space. |
| Is LGS appropriate? | Yes |
| If not any other designation more appropriate and why? | |
| Conclusion | Designate as local green space in the Submission Draft Local Plan. Site meets some of the NPPF criteria for Local Green Space. |

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| Site reference | LGS38 |
| Site name | Small piece of green space/seating area |
| Site address | Reading Street |
| Town/village | Broadstairs |
| Site area | 0.01ha |
| Proposer | David Theoff - Reading Street Residents Association |
| Ownership / public access | Public access |
| Date of site visit | 10/05/17 |

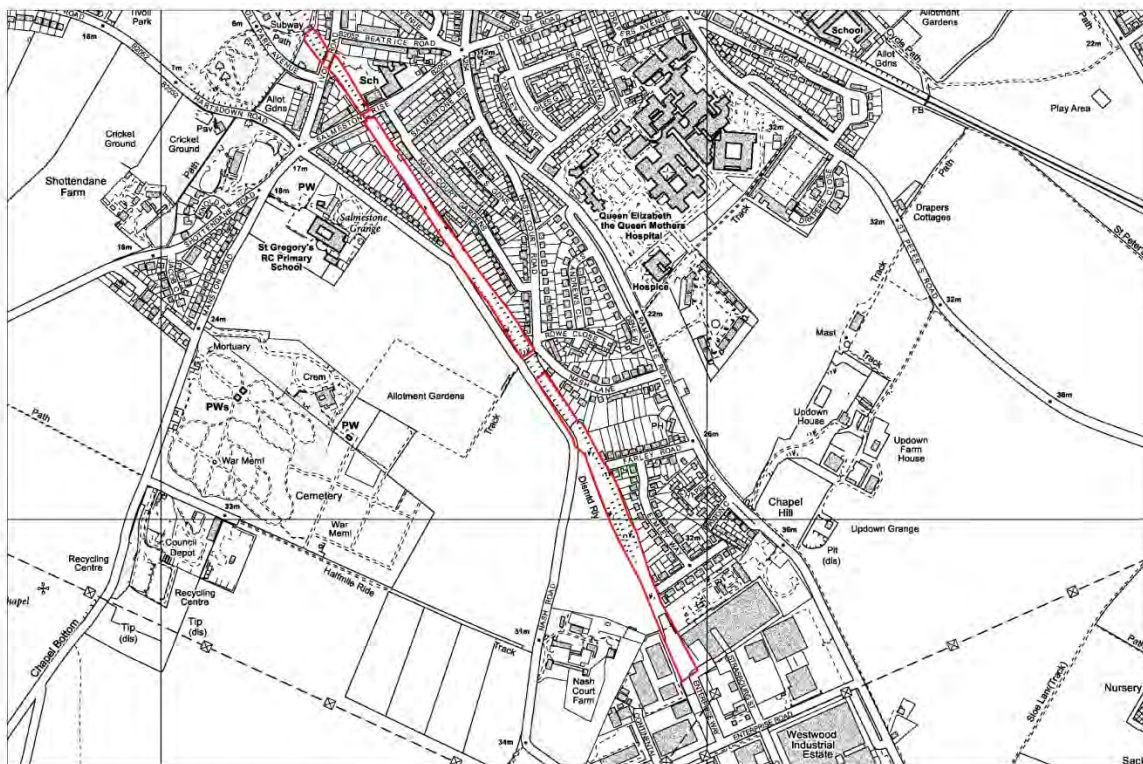


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| Site description | Small area of grassed verge in Reading Street. The site is mowed and well-kept and has two seating benches and 2 flower planters. It fronts the pavement adjacent to the road. |
| Planning History/ Local Plan Policy | The site lies just outside of the Conservation Area. |
| Is the site in close proximity to the local community that it would serve? | The site is within a quiet residential area. |
| where the green area is demonstrably special to a local community and holds a particular local significance e.g. Is the proposals to designate supported by any of the following: A friends group, parish or town council, local community group, the Ward Member? | Site is likely to be special to local community as it is well maintained with planters and is mowed. It has been proposed by the Reading Street Residents Association. |
| Does the site have visual amenity value? | Site has visual amenity adjacent to the conservation area. |
| Does the site have historic significance? Local heritage asset? Setting of heritage asset? | The site has no historical significance although Reading Street is an historical area with flint walls, cottages and Flemish gables on properties. It was historically a fishing village e. 19 th century. |
| Does the site have recreational value? E.g playing field | No |
| Is the site important for its tranquillity? | It is within a tranquil area. |
| Is the site important for its wildlife value? | No |
| Is the site local in character and therefore not an extensive tract of land? | Yes. |
| Allocate as Local Green Space? | No |
| Is LGS appropriate? | No. It is grass verge adjacent to the highway. |
| If not any other designation more appropriate and why? | |
| Conclusion | Site does not meet the NPPF criteria as it is grassed verge with planters and a bench. |

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|----------------------------------|---|
| Site reference | LGS39 |
| Site name | Disused railway line from Margate Station (currently at All Saints industrial park), via Tivoli Road, College Road and ending at Enterprise Way |
| Site address | Tivoli Road to Enterprise Way |
| Town/village | Margate |
| Site area | 3.5ha |
| Proposer | Clifford Tamplin |
| Ownership / public access | No public access. Possibly in multiple ownership |
| Date of site visit | 10/06/17 |



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| Site description | <p>This is the former railway line spur from Margate station. At the northern end it is built on in part by All Saints Industrial Estate. The rest at this end is heavily wooded and therefore has nature conservation potential. There is evidence of railway bridges where the former line was elevated and crossed roads at Tivoli Road B2052 and College Road, however, they have been removed. After College Road, the former line is less wooded with individual trees lining the former route. The line passes into a cutting with a road bridge closed off to vehicles connecting Nash Road and Nash Court Road/Nash Lane. A section to the south is fenced off and now forms gardens to residential properties. An area to the north of the bridge has recently been sold. At the south end the former line disappears into Enterprise Way / Westwood Industrial Estate.</p> |
| Planning History/ Local Plan Policy | Possible planning applications on parts of the site |
| Is the site in close proximity to the local community that it would serve? | Yes |
| <p>where the green area is demonstrably special to a local community and holds a particular local significance</p> <p>e.g. Is the proposals to designate supported by any of the following: A friends group, parish or town council, local community group, the Ward Member?</p> | No evidence |

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| Does the site have visual amenity value? | Site has visual amenity and provides an important feature in the landscape. |
| Does the site have historic significance? Local heritage asset? Setting of heritage asset? | Some limited historical significance associated with its former use. |
| Does the site have recreational value? E.g playing field | No as there is no formal public access. |
| Is the site important for its tranquillity? | Parts of the site are important for tranquillity – mainly associated with the more wooded areas |
| Is the site important for its wildlife value? | Parts are a wildlife haven in otherwise residential / industrial landscape. |
| Is the site local in character and therefore not an extensive tract of land? | It is a fairly extensive strip of land due to the previous nature of its use as a railway line. |
| Allocate as Local Green Space? | No |
| Is LGS appropriate? | No |
| If not any other designation more appropriate and why? | |
| Conclusion | Although an important feature in the urban area the site is extensive and probably in multiple ownership. Therefore site does not meet the NPPF criteria. |

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|----------------------------------|---|
| Site reference | LGS40 |
| Site name | Area near scheduled grade 2 listed ancient monument of Dent De Lion Gatehouse in Garlinge |
| Site address | Dent De Lion Road |
| Town/village | Garlinge |
| Site area | 18ha |
| Proposer | Matthew White |
| Ownership / public access | Public access via rights of way |
| Date of site visit | 10/06/17 |



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| Site description | <p>No plan has been submitted so site boundaries are assumed.</p> <p>It is suggested that a green space is allocated around the scheduled grade 2 listed ancient monument of Dent De Lion Gatehouse in Garlinge.</p> <p>Site consists of large arable fields with a network of footpaths crossing the sites.</p> |
| Planning History/ Local Plan Policy | This area is identified as a strategic allocation in the draft local plan. |
| Is the site in close proximity to the local community that it would serve? | Yes |
| <p>where the green area is demonstrably special to a local community and holds a particular local significance</p> <p>e.g. Is the proposals to designate supported by any of the following: A friends group, parish or town council, local community group, the Ward Member?</p> | No |
| Does the site have visual amenity value? | Part of arable landscape adjacent to urban area. |
| <p>Does the site have historic significance?</p> <p>Local heritage asset?</p> <p>Setting of heritage asset?</p> | Adjacent Dent de Lion ancient monument |
| Does the site have recreational value? E.g playing field | No |

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| Is the site important for its tranquillity? | No |
| Is the site important for its wildlife value? | No |
| Is the site local in character and therefore not an extensive tract of land? | Extensive tract of arable land – no precise location |
| Allocate as Local Green Space? | No |
| Is LGS appropriate? | No – site is identified for residential development. |
| If not any other designation more appropriate and why? | No |
| Conclusion | Site does not meet the NPPF criteria as it has been identified as a strategic allocation in the pre-submission draft Local Plan. |

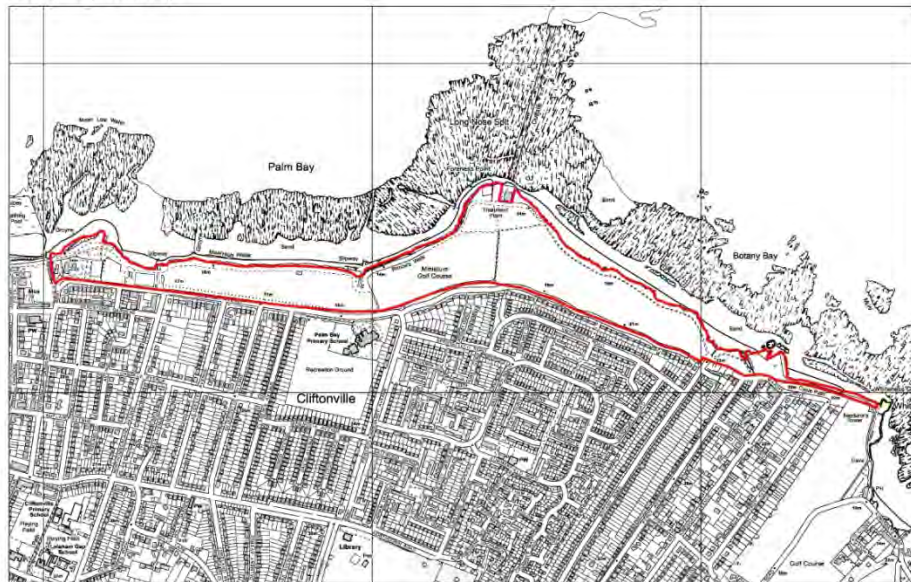
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| Site reference | LGS41 |
| Site name | Proposing ST3 as a local green space |
| Site address | Park Lane |
| Town/village | Birchington |
| Site area | 5.23ha |
| Proposer | Alec & Ann Kirkland |
| Ownership / public access | No public access |
| Date of site visit | 03/07/17 |



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| Site description | Site is an arable field on the edge of Birchington, opposite the historic Quex Park. To the north of the site are allotments. The site is bounded to the east by Park Lane and residential properties to the north. To the south and west the landscape is open farmland. Opposite the site is Quex Park |
| Planning History/ Local Plan Policy | Site has been identified as a strategic housing allocation ST3. |
| Is the site in close proximity to the local community that it would serve? | Yes |
| where the green area is demonstrably special to a local community and holds a particular local significance e.g. Is the proposals to designate supported by any of the following: A friends group, parish or town council, local community group, the Ward Member? | No – it is farmland |
| Does the site have visual amenity value? | No. |
| Does the site have historic significance? Local heritage asset? Setting of heritage asset? | No but opposite historic Quex Park. |
| Does the site have recreational value? E.g playing field | No it is farmed |
| Is the site important for its tranquillity? | No |
| Is the site important for its wildlife value? | No it is farmland |
| Is the site local in character and therefore not an extensive tract of land? | No |
| Allocate as Local Green Space? | No |
| Is LGS appropriate? | No |
| If not any other designation more appropriate and why? | No |
| Conclusion | Site does not meet the NPPF criteria as it is identified as a strategic allocation in the pre-submission draft Local Plan. |

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| Site reference | LGS42 |
| Site name | Clifftops between Botany Bay and Palm Bay |
| Site address | Eastern Esplanade / Palm Bay Avenue |
| Town/village | Cliftonville/Palm Bay / Botany Bay |
| Site area | 31.31ha |
| Proposer | Zara Catley |
| Ownership / public access | Public Access |
| Date of site visit | 08/06/17 |

Botany Bay/Palm Bay





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| <p>Site description</p> | <p>This site overlaps with other proposed LGS13, LGS30 and LGS40.</p> <p>The clifftop area is generally maintained grassland with tarmac paths, benches and shelters. There is a wilder area to the eastern end. There is purpose built wide pedestrian and cycle path on the clifftop promenade the length of this area. There are long distance views out to sea and the windfarm.</p> <p>There are several gaps cut into the cliff to provide access to the beach. The cliffs are protected by a sea wall for part of this area however, the area at Botany Bay remains unprotected.</p> <p>At the western end there is a medical centre car park and café. The Margate Waste water pumping station is located on the clifftop about half way along the site.</p> |
| <p>Planning History/ Local Plan Policy</p> | <p>Site is protected as open space. It is adjacent to the Thanet Coast Ramsar, SPA and SAC and SSSI. The beach is subject to the undeveloped beach policy in the plan. All have been carried forward into the pre-submission plan.</p> |
| <p>Is the site in close proximity to the local community that it would serve?</p> | <p>Yes</p> |

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| <p>where the green area is demonstrably special to a local community and holds a particular local significance</p> <p>e.g. Is the proposals to designate supported by any of the following: A friends group, parish or town council, local community group, the Ward Member?</p> | <p>It is important as it forms part of the largely continuous clifftop area around the coast.</p> |
| <p>Does the site have visual amenity value?</p> | <p>Yes it has visual amenity with long views out to sea.</p> |
| <p>Does the site have historic significance? Local heritage asset? Setting of heritage asset?</p> | <p>Historic gaps providing access to the beach</p> |
| <p>Does the site have recreational value? E.g playing field</p> | <p>Mainly informal recreation, walking, cycling and dog walking. It is part of the Viking cycle trail and long distance cycle route around the coast.</p> |
| <p>Is the site important for its tranquillity?</p> | <p>Fairly tranquil</p> |
| <p>Is the site important for its wildlife value?</p> | <p>Wildlife value associated with the eastern end of clifftop.</p> |
| <p>Is the site local in character and therefore not an extensive tract of land?</p> | <p>Site is an extensive tract of land</p> |
| <p>Allocate as Local Green Space?</p> | <p>No. Site is an extensive tract of land and forms part of the coastal clifftop area around Thanet.</p> |
| <p>Is LGS appropriate?</p> | <p>No. Site forms part of the clifftop area and the designation of LGS may impact on coastal protection works.</p> |
| <p>If not any other designation more appropriate and why?</p> | |
| <p>Conclusion</p> | <p>Site does not meet the NPPF criteria as it is an extensive tract of land. Site forms part of the clifftop area and the designation of LGS may impact on coastal protection works.</p> |

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| Site reference | LGS43 |
| Site name | Asparagus Field |
| Site address | Cliffs End Road / Foads Lane |
| Town/village | Cliffsend |
| Site area | 3.93ha |
| Proposer | Cliffsend Parish Council |
| Ownership / public access | No public access |
| Date of site visit | 22/05/17 |



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| Site description | <p>Site is a large square arable field. On day of visit there was an archaeological excavation taking place as part of the conditions attached to the planning permission.</p> <p>The site is gently sloping up to the northern part of the village and the A299 road cutting. The fields has been used for a number of years to grow asparagus.</p> |
| Planning History/ Local Plan Policy | Site has planning permission for housing and retail unit TH/16/0483 |
| Is the site in close proximity to the local community that it would serve? | Yes |
| <p>where the green area is demonstrably special to a local community and holds a particular local significance</p> <p>e.g. Is the proposals to designate supported by any of the following: A friends group, parish or town council, local community group, the Ward Member?</p> | No – arable field although has been proposed by the parish council. |
| Does the site have visual amenity value? | No – it is part of the wider farmland landscape |
| <p>Does the site have historic significance?</p> <p>Local heritage asset?</p> <p>Setting of heritage asset?</p> | No |
| Does the site have recreational value? E.g playing field | No |
| Is the site important for its tranquillity? | No |
| Is the site important for its wildlife value? | No |
| Is the site local in character and therefore not an extensive tract of land? | No it is part of a wider agricultural holding |
| Allocate as Local Green Space? | No |
| Is LGS appropriate? | No |
| If not any other designation more appropriate and why? | No |
| Conclusion | Site does not meet the NPPF criteria as it has planning permission for residential and retail development. |