

Broadstairs & St. Peter's Neighbourhood Development Plan

Local Green Spaces (LGS) Background Document - Version 1

Update March 2022

1.0 Introduction:

Paragraph 101 of the National Planning Policy Framework (2021) sets out that

“The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should 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 updated, and be capable of enduring beyond the end of the plan period”.

It goes on to state that LGS should only be designated where the following can be demonstrated:

- a) The LGS is in reasonably close proximity to the community it serves;
- b) The LGS 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;
- c) The LGS is local in character and is not an extensive tract of land.

The sub-committee producing the Broadstairs & St. Peter's Neighbourhood Plan took the opportunity to allocate LGS in the NDP 1st Edition and the background document (dated July 2018) which supported their original allocation has been included in Appendix 1.

Now that the NDP is under review and a 2nd Edition is being produced, it is important that the allocated LGS are reviewed to see if they still warrant inclusion, if the description of the LGS is accurate and if any new LGS could be included in the NDP 2nd Edition.

2.0 Methodology

It is important that the assessment of each LGS was undertaken utilising the same methodology, so that fair and accurate assumptions about their merits or limitations could be made. The assessment of the LGS were also undertaken by the same representative of the Neighbourhood Plan Sub-committee who had undertaken the assessment in the original Background document supporting the NDP 1st Edition. This further enabled a streamlined process of assessment and verification.

The methodology was as follows:

- a) Site visit to all LGS originally allocated. A review and assessment of their condition and use and photographs taken.
- b) A review of their designations and constraints were undertaken, which utilised the model in the July 2018 Background Document. It should be noted that since the production of the original background document was undertaken Thanet District

Council (TDC) has also allocated LGS in their Local Plan. Where a site is suitably allocated elsewhere, the inclusion of an LGS might not be necessary,

c) Potential new LGS were identified through the community survey work undertaken in April 2021. They were discussed at the Neighbourhood Plan sub-committee held on 28th of February 2022 and finalised at the Planning Committee held on the 7th of March 2022.

d) Site ownership of individual LGS would be established and if the sites are in private ownership, owners would be directly consulted during the Regulation 14 consultation. This Background document would be updated and the NDP updated to reflect this position before submission to the Local Planning Authority.

3.0 Review of original LGS Allocations:

The following table sets out the assessment of the LGS included in the NDP 1st Edition.

Underline text identifies where the description of an LGS has been updated.

Alderney Gardens CT10 2TN

TR38206847

An amenity green space consisting of a grassed area with attractive large trees. Situated in quiet cul-de-sac opposite sheltered housing.



Changes to Designations:
None

Conclusion:
To be kept in the NDP 2nd Edition.

Culmer's Amenity Land CT10 1EP

TR38986639

An informal recreation green space, next to allotments, edged with mature trees, surrounding a path with 8 benches. It is a frequently used route, linking the Vere Road coach park to Albion Street. A public right of way runs north/south across the land.



Changes to Designations:

Now included as an LGS in TDC Local Plan, but considered by Planning Committee held on the 7th March 2022 that it should be kept in the NDP.

Conclusion:

To be kept in the NDP 2nd Edition.

Colburn Road Estate CT10 1SQ

TR39206656

A number of small amenity green spaces with attractive, large, mature trees throughout this estate. These provide a significant design feature of the housing development.



Changes to Designations:
None

Conclusion:
To be kept in the NDP 2nd Edition.

Dumpton Park Drive CT10 1RR

TR38986639

A football ground regularly used by a local football club. It consists of one full-sized pitch, several practice areas with goals and a small pavilion, surrounded by hedgerows and small-medium-height, mature trees.



Changes to Designations:
None

Conclusion:

To be kept in the NDP 2nd Edition.

Fair Street/Royal Close Junction CT10 2JZ

TR38526775

An amenity green space consisting of two areas ~~rectangles~~ of grass featuring ~~surrounded by~~ large, mature trees. There is and also a further green space consisting of a dense copse of mixed bushes and mature trees.





Changes to Designations:
None

Conclusion:
To be kept in the NDP 2nd Edition.

**Hereson Road
CT10 1FF**

TR39156708

An informal green space with ~~a new~~ children's play area, surrounded by large trees and hedges. There are several other smaller areas throughout this residential area.



Changes to Designations:

None

Conclusion:

To be kept in the NDP 2nd Edition.

Hornet Close CT10 2YD

TR37646743

An informal recreation green space on a corner site within an industrial estate. It has some hedging and attractive mature trees, with some wooden and stone decorative features and two benches.



Changes to Designations:

None

Conclusion:

To be kept in the NDP 2nd Edition.

Kingfisher Walk CT10 2AT

TR38726821

An amenity green space consisting of a small grassed area with partial hedge and mature large trees. Includes an attractive display of 12 large and 12 small mosaics by a local artist. This is a marked feature on the Turner and Dickens Walk.



Changes to Designations:
None

Conclusion:
To be kept in the NDP 2nd Edition.

Kitty's Green CT10 3AZ

TR38936948

Open Space. Kitty's Green is a small, fenced grass area with attractive mature trees and a bench. It has the feel of a village green within the historic conservation area of Reading Street.



Changes to Designations:

Now included as an LGS in TDC Local Plan, but considered by Planning Committee held on the 7th March 2022 that it should be kept in the NDP.

Conclusion:

To be kept in the NDP 2nd Edition.

Ramsgate Road CT10 1PL

TR39146724

An amenity green space next to a railway line, featuring a grassed area with some mature large trees. There is a raised flower bed maintained by local volunteers.



Changes to Designations:

None

Conclusion:

To be kept in the NDP 2nd Edition.

St. Peter's Village Green CT10 2TR

TR38116850

An informal recreation green space with mature trees, a raised flower bed, stocks and seven benches, which plays a central part in the St Peter's Village Tour.



Changes to Designations:

An application was submitted to KCC to apply for Village Green Status. Awaiting feedback as to whether it has been included in the register.

Conclusion:

To be kept in the NDP 2nd Edition.

Salts Drive CT10 2SY

TR38466823

An informal recreation green space on a corner of a quiet cul-de-sac with two benches, surrounded by hedges, containing attractive bushes and medium-height mature trees.



Changes to Designations:

None

Conclusion:
To be kept in the NDP 2nd Edition.

Selwyn Drive CT10 2SW

TR38576811

An amenity green space with attractive mature trees situated in quiet residential cul-de-sac.



Changes to Designations:
None

Conclusion:
To be kept in the NDP 2nd Edition.

The Maples CT10 2PE

TR37516778

A number of small amenity green spaces with attractive mature trees throughout this estate, for example, Chestnut Drive, The Hawthorns, Larch Close.



Changes to Designations:
None

Conclusion:
To be kept in the NDP 2nd Edition.

Victoria Parade and Nuckell's Gardens CT10 1QS

TR39746766

Victoria Parade is a very attractive and historic open space forming an important tourist promenade along the clifftop of Viking Bay. It features several flower beds, many in the original Victorian layout, surrounded by hedges. It also includes the following landscaped gardens:

Nuckell's Gardens with attractive shrubs and benches, used for Charles Dickens events.

Balmoral Gardens with mature large trees, attractive shrubs, raised beds and benches.

Victoria Gardens with a large open grass area used for many town events, for example, Broadstairs Folk Week and Broadstairs Food Festival. There are also mature trees, attractive shrubs, benches, and decorative metal arches.





Changes to Designations:
None

Conclusion:
To be kept in the NDP 2nd Edition.

Vincent Close, also known as Northwood Park CT10 2ND

TR37296731

An informal recreation green space with children's play area and football goal.
Included in this is a 900m perimeter path, lined by a large number of mature trees,
around the Pysons Road Industrial Estate.



Changes to Designations:
None

Conclusion:
To be kept in the NDP 2nd Edition.

4.0 Potential additional LGS

The community, through the process of the Community Survey undertaken in April 2021, identified that the following green spaces were important to them and should be included as LGS in the NDP 2nd Edition. The number in brackets identifies how many people had identified the site as a potential LGS in the survey.

- Memorial Recreation Ground (59),
- Mocketts Wood (35)
- Pierremont Park (25)
- St. Peter's churchyard (19),
- Victoria Gardens (19)
- Broadstairs cricket ground (13)
- Park Avenue (11)
- Culmer's (11)
- Joss Bay (11)

Three of the sites on this list could be discounted because they are now allocated as LGS in the TDC Local Plan:

- Memorial Recreation Ground
- Mocketts Wood
- Pierremont Park

One of the sites are already included in the NDP as LGS:

- Culmer's Amenity Land

This leaves five sites that could be considered for inclusion:

- St. Peter's Churchyard
- Broadstairs Cricket Club
- Park Avenue Woodland
- Victoria Gardens
- Joss Bay

St Peter's Churchyard (Local Wildlife Site in TDC Local Plan)

A large churchyard of considerable historical interest with a large number of mature trees, areas of wildflowers and a long path.



Designations:
None

Conclusion:
To be included in the NDP 2nd Edition.

Broadstairs Cricket Ground

A full-sized cricket pitch with practice nets and clubhouse, surrounded by large, mature trees with a perimeter woodland path on the eastern border with Grange Way



Designations:
KCC Village Green

Conclusion:

This site is a protected KCC Village Green, and therefore, doesn't need further designation.

Park Avenue Woodland CT10 2XJ

A continuation of the Grange Way woodland area.



Designations:

None

Conclusion:

To be included in the NDP 2nd Edition.

Victoria Gardens (included in Victoria Parade text)



Designations:
None

Conclusion:
The Victoria Parade green space (already in the NDP) to be updated to include the Victoria Gardens area.

Joss Bay

An area of natural grass on the clifftop above Joss Bay. It is fenced but with pedestrian access from the road. It was previously used as a picnic area.



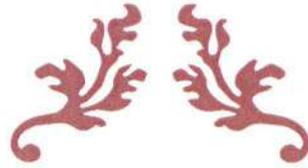
Designations:
None

Conclusion:
To be included in the NDP second edition.

Conclusion:

The final list of LGS for the NDP should be as follows:

- Alderney Gardens
- Colburn Road Estate
- Culmer's Amenity Land
- Dumpton Park Drive
- Fair Street/Royal Close
- Hereson Road
- Hornet Close
- Kingfisher Walk
- Kitty's Green
- Joss Bay picnic area
- Park Avenue Woodland
- Ramsgate Road
- St. Peter's Churchyard
- St. Peter's Village Green
- Salts Drive
- Selwyn Drive
- The Maples
- Victoria Parade and Gardens and Nuckell's Gardens
- Vincent Close, also known as Northwood Park



LOCAL GREEN SPACES IN BROADSTAIRS & ST. PETER'S

A Background Document to the Neighbourhood Development Plan



BROADSTAIRS & ST. PETER'S
TOWN COUNCIL

JULY 2018

Introduction:

A Local green space designation allows local communities to protect green spaces of local importance for reasons including setting and nature conservation. Local communities can identify green spaces through their local and neighbourhood plans, which will then receive planning protection.

In order to qualify as a local green space, the green area must meet the criteria set out in paragraph 99-101 of the National Planning Policy Framework (July 2018). This states that:

“99. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should 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 updated, and be capable of enduring beyond the end of the plan period.

100. The Local Green Space designation should only be used where the green space is:

- a) in reasonably close proximity to the community it serves;*
- b) 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*
- c) local in character and is not an extensive tract of land.*

101. Policies for managing development within a Local Green Space should be consistent with those for Green Belts.”

There is no set distance for how close the green space needs to be to the local community, or the minimum size, which will depend on local circumstances.

The decision to allocate LGS in the Broadstairs & St. Peter’s Neighbourhood Development Plan has largely derived from the delay in the preparation of the Thanet District Local Plan to 2031, which was initially going to be the document that allocated them. Subsequently, all work background undertaken to allocate the LGS was undertaken between February and July 2018, after the delay in the Thanet local Plan submission.

Rationale:

To ascertain if any, what Local Green Spaces should be allocated in the final Neighbourhood Development Plan.

Method of establishing which sites should be allocated as LGS:

At the Neighbourhood Plan Sub-committee meeting on 15 May 2018, Laura Scotney and Sue Wall agreed to work on the Local Green Space background document, supported by the Town Clerk. Their first meeting took place on 22 May 2018 to discuss this further.

Please refer to Appendix 1 for the spreadsheet showing the analysis and fieldwork.

1. The starting point was to establish all of the Green Spaces in the Broadstairs Neighbourhood Area. The list was established through the list published in the adopted Thanet District Council Local Plan 2006 and the updated list in the preferred options of the New Thanet Local Plan to 2031.
A call for Local Green Sites was also undertaken between 28th March 2018 and the 30th April 2019. This identified a further two sites.
The Neighbourhood Plan sub-committee identified sites through discussion at the Neighbourhood Plan sub-committee held on the 27th March 2018.
2. Once all of the green sites in the Neighbourhood Area were identified, the methodology for assessing the sites was chosen. The assessment grid used was based loosely on the Harpenden NP LGS Assessment Paper as this was seen as good approach by the Neighbourhood Plan sub-committee.
3. All the sites were then visited and photographed to clarify their exact location and appearance. A grid reference and the nearest postcode was ascertained so that sites would be easier to locate for the general public.
4. Each site then underwent an assessment to establish if there were any planning constraints on the site, the www.magic.gov.uk and the interactive proposal map from the Thanet Local Plan 2006 were both used to establish these constraints.
5. A short list of sites was then established which was made up of all of the sites that currently had no protection and of the sites that Thanet District had previously proposed for allocation in the Thanet Local Plan to 2031, see Appendix 2.
6. The shortlist of sites each received a further site visit. The Town Clerk, a member of the Royal Town Planning Institute used her professional opinion to identify sites that would never be at risk from development, i.e too small or within the setting of a listed building etc. These sites were removed from the list. The exact boundary of each site was also identified.
7. Any remaining sites would be allocated as Local Green Space in the Broadstairs & St. Peter's Neighbourhood Development Plan.

Conclusion:

The following sites to be allocated a Local Green Space.

Culmer's Amenity Land

Kitty's Green

Fair Street/Royal Close junction

Fairfield Road/Rumfields Road

Kingfisher Walk

Selwyn Drive

Dumpton Park Drive

Hereson Road

Reading Street

Victoria Parade, including Nuckell's Gardens

St. Peter's Village Green

Vincent Close, also known as Northwood Park

Hornet Close

Salts Drive
Colburn Road
Ramsgate Road
Alderney Gardens
The Maples

Details including the boundaries of each site can be found on the following webpage:
http://www.broadstairs.gov.uk/Local_Green_Spaces_22125.aspx

Broadstairs and St Peter's Green Spaces

	A	B	C	D	E	F	G	H	I	J
1	Ser.	Green Space	Is the GreenSpace in reasonably close proximity to the people it serves?	Is the Green Space special, and does it hold a particular local significance?	Identified by	National Designations	TDC Designations	Site visit Assessment	Outcome	Notes
2	1	Culmer's Amenity Land	Yes. This green space surrounds a path which links a coach/car park to the historic centre of Broadstairs.	An informal recreation green space, edged with mature trees, surrounding a path with benches.	BSTP TC	No designations	No designations	Suitable for allocation	To be designated as a local green space	
3	2	Western Esplanade	Yes. Easily accessible to residents and visitors by car, by bike or on foot.	An informal recreation green space forming a clifftop walk from Louisa Bay to Dumpton Gap, with sheltered seating and benches, part of the Viking Coastal Trail cycle path.	BSTP TC	MMO Marine Plan areas - Ramsar site - Thanet Coast + Sandwich Bay - SSSI-Thanet Coast- SAC Thanet Coast- SPA Thanet coast + Sandwich Bay	Public open space	No site visit needed, site already protected		
4	3	South Cliff Parade	Yes. Easily accessible to residents and visitors by car, by bike or on foot.	An informal recreation green space forming a clifftop walk from Dumpton Gap to King George VI Memorial Park, with benches, part of the Viking Coastal Trail cycle path.	BSTP TC	MMO Marine Plan areas - Ramsar site - Thanet Coast + Sandwich Bay - SSSI-Thanet Coast- SAC Thanet coast- SPA Thanet coast + Sandwich Bay	Public open space	No site visit needed, site already protected		
5	4	Prince Andrew Road CT10 3HE	Yes. In centre of residential area.	An informal recreation green space consisting of one grassed area with a mature tree and two smaller grassed areas.	BSTP TC	No designations	No designations	Green areas deemed too small to be at risk from development	Do not allocate	
6	5	Linley Road	Yes. In centre of residential area.	An informal recreation green space and amenity greenspace consisting of two rectangles of grass with attractive mature trees.	BSTP TC	No designations	No designations	Green areas deemed too small to be at risk from development	Do not allocate	
7	7	Clifftop Area on the North Foreland Estate, Cliff Promenade	Yes. Accessible by bike and on foot only as cars are restricted on this private housing estate.	A natural green space consisting of a fairly narrow strip of land adjacent to unfenced cliffs with natural vegetation of wildflowers, bushes and small trees. Forms part of the Viking Coastal Trail cycle path.	BSTP TC	Ramsar site - Thanet Coast + Sandwich Bay SSSI Thanet Coast SAC- Thanet Coast SPA- Thanet Coast + Sandwich Bay		No site visit needed, site already protected		
8	8	North Foreland Golf Course (to Include Rough) CT10 3PU	Yes. Accessible by car.	A competition-standard golf course and a par-3 course run by a private golf club, including a club house.	BSTP TC	No designations	Small bit of Green Wedge section North of Estate and in Joss bay	Partly in Green Wedge and limited public access	Do not allocate	
9	9	Kitty's Green	Yes. Located in the heart of the historic village of Reading Street.	Open space. Kitty's Green is a small, fenced grassed area with attractive mature trees and a bench.	BSTP TC	No designations	Public open space	Suitable for allocation as it provides a valuable green space in the the Reading Street area.	To be designated as a Local Green Space	

Broadstairs and St Peter's Green Spaces

	A	B	C	D	E	F	G	H	I	J
10	11	Upton Grange/Fair Street CT10 2N5	Yes. In residential area.	A natural green space consisting of a dense copse of mixed bushes and mature trees.	NDP Comm	No designations	No designations	Suitable for allocation	To be designated as a Local Green Space	To be allocated with Fair Street/Royal Close- sites on neighbouring pieces of ground.
11	12	Fairfield Rd/Rumfields Rd (Bromstone Roundabout) CT10 2PH	Yes. In residential area, situated next to a roundabout opposite a primary school.	A semi-natural green space edged with trees.	NDP Comm	No designations	No designations	Suitable for allocation	To be designated as a Local Green Space	
12	13	Kingfisher Walk	Yes. In residential area.	An amenity green space consisting of a grass verge with partial hedge and mature large trees. Includes an attractive display of mosaics by a local artist. This is a marked feature on the Turner and Dickens Walk.	NDP Comm	No designations	No designations	Suitable for allocation	To be designated as a Local Green Space	
13	14	Selwyn Drive CT10 2SW	Yes. In residential area.	An amenity green space with attractive mature trees.	NDP Comm	No designations	No designations	Suitable for allocation	To be designated as a Local Green Space	
14	15	Dumpton Park Drive CT10 1RR	Yes. In residential area accessible by car and bus. Not open to the public and kept locked when not in use for football.	A football ground regularly used by a local football club for adults and children. It consists of one full pitch, several practice areas with goals and a small pavilion, surrounded by hedgerows and small trees.	NDP Comm	No designations	No designations	Suitable for allocation	To be designated as a Local Green Space	
15	16	Hereson Road (There are several other areas throughout this residential area, for example, Holy Cross Way and Nunnery Close) CT10 1FF	Yes. In centre of new residential area.	An informal recreation green space with new children's play area, surrounded by large trees.	NDP Comm	No designations	No designations	Suitable for allocation	To be designated as a Local Green Space	
16	17	Reading Street	Yes. Located in the heart of the historic village of Reading Street.	Open Space. This is a small corner grassed area opposite Kitty's Green, with two small raised flower beds and two benches.	TDC LP	No designations	No designations	Suitable for allocation	To be designated as a Local Green Space	application in for village green status in an area of High Townscape value
17	18	Balmoral Gardens	Yes. Easily accessible to residents and visitors by bus, by bike or on foot.	An open space with raised sensory flower beds and benches forming an informal recreation green space.	TDC LP	No designations	Public open space	No site visit needed, site already protected.		
18	19	Holmes Park , Knights Avenue	Yes. In centre of residential area.	Open space. Very popular for dog walking.	TDC LP	No designations	Public open space	No site visit needed, site already protected.		

Broadstairs and St Peter's Green Spaces

	A	B	C	D	E	F	G	H	I	J
19	20	Memorial Recreation Ground, Broadstairs	Yes. Easily accessible to residents and visitors by bus or on foot.	This is very significant as a sporting location for local people as it is an open space including bowls club, public tennis courts, skate park and children's play area	TDC LP	No designations	Public open space	No site visit needed, site already protected.		
20	21	Pierremont Park	Yes. Easily accessible to residents and visitors by bus or on foot.	This is a beautiful, historic park in central Broadstairs providing open space and children's play area for residents and visitors. It is the venue for important events in the town, including Folk Week, Spring Food Festival and Christmas Fair.	TDC LP	Woodland improvement area	Public open space	No site visit needed, site already protected.		
21	23	St. Peter's Recreation Ground	Yes. Easily accessible to residents and visitors by bus or on foot	This is very significant as a sporting location for local people as it is an open space including rugby club with club house, tennis club with pavilion, football pitches, children's play area and youth club pavilion.	TDC LP	No designations	Public open space	No site visit needed, site already protected.		
22	24	Victoria Parade including Victoria and Nuckell's Gardens	Yes. Easily accessible to residents and visitors by bus, by bike or on foot.	This is a very attractive and historic open space along the clifftop of Viking Bay with landscaped gardens. Nuckell's Gardens are open during the town's annual Dickens Festival. Victoria Gardens are permanently open and used for public events in the Dickens Festival, the annual Food Fair and visiting funfairs on special occasions.	TDC LP	No designations	Victoria Gardens Protected as public open space, but the Gardens on the Parade not Protected	Gardens suitable for allocation	Nuckell's Gardens and promenade to be designated local green space	
23	25	King George VI Memorial Park – north area to Ramsgate boundary only	Yes. Easily accessible to residents and visitors by bike or on foot.	This is an open space with large mature trees, part of a larger clifftop park of historic interest.	TDC LP	Woodland improvement area National Forest Inventory	Public open space	No site visit needed, site already protected.		
24	26	Hopeville Avenue, including St Peter's Village Green CT10 2TR	Yes. Located at the centre of the historic village of St Peter's.	An informal recreation green space with decorative flower bed and benches, featuring replica stocks used during the historic St Peter's Village Tour.	TDC LP	No designations	Public open space	Important that St. Peter's Village Green is highlighted separately.	To be designated as a Local Green Space	
25	27	Hildersham Close CT10 2XD	Yes. A footpath through this green space links a residential area with the historic centre of the village	An informal recreation green space with large mature trees.	TDC LP	No designations	Public open space	No site visit needed, site already protected.		
26	28	Vincent Close, also known as Northwood Park CT10 2ND	Yes. Many of the surrounding residential roads lead to an attractive footpath which edges this green space.	An informal recreation green space with children's play area.	TDC LP	No designations	TDC retention of Employment	Suitable for allocation	To be designated as a Local Green Space	

Broadstairs and St Peter's Green Spaces

	A	B	C	D	E	F	G	H	I	J
27	29	Hornet Close CT10 2YD	Yes. In centre of small industrial estate used by workers during their breaks.	An informal recreation green space with some hedging and attractive mature trees, with some wooden and stone decorative features and two benches.	TDC LP	No designations	TDC retention of Employment	Suitable for allocation	To be designated as a Local Green Space	
28	30	Marine Drive, Botany Bay (including Percy Ave Clifftops) CT10 3LG	Yes. Easily accessible to residents and visitors by car, by bike or on foot.	An informal recreation green space forming a cliff-top walk along Botany Bay, with sheltered seating and benches, part of the Viking Coastal Trail cycle path.	TDC LP	No designations	Public open space	No site visit needed, site already protected.		
29	31	Salts Drive CT10 2SY	Yes. Located in residential area.	An informal recreation green space with two benches, surrounded by hedges, containing attractive bushes and medium height trees.	TDC LP	No designations	No designations	Suitable for allocation	To be designated as a local green space	
30	33	Grange Way, Broadstairs CT10 2YP	Yes. Located in residential area.	A natural green space consisting of dense mixed Woodland with large mature trees bordering the Broadstairs Cricket Club. Popular for dog walking.	TDC LP	Woodland Improvement zone National forest inventory	In High Townscape Value area	No site visit needed, site already protected.		
31	34	Mockett's Wood, Broadstairs CT10 2TR	Yes. Located at the centre of the historic village of St Peter's.	A natural green space consisting of mixed Woodland managed by local volunteers.	TDC LP	Woodland improvement area National Forest Inventory	Development in Countryside	No site visit needed, site already protected.		
32	35	Colburn Road Estate (There are several similar areas throughout this residential area, for example, Detling Avenue, Lenham Close and Hawkhurst Way.) CT10 1SQ	Yes. In residential area.	An amenity green space with attractive mature trees.	TDC LP	No designations	No designations	Suitable for allocation	To be designated as a Local Green Space	
33	36	Harrow Dene CT10 2XR	Yes. In residential area.	An amenity green space with attractive mature trees.	TDC LP	No designations	public open space	No site visit needed, site already protected.		
34	37	Mockett Drive CT10 3DJ	Yes. In centre of residential area.	An amenity green space consisting of a small rectangle of open grass.	TDC LP	No designations	public open space	Site already protected by Green Wedge		
35	38	Stanley Road CT10 1BN	Yes. In residential area.	An amenity green space consisting of a grassed area with attractive mature trees and a bench.	TDC LP	No designations	No designations	Green areas deemed too small to be at risk from development		
36	39	Westover Gardens CT10 3EY	Yes. In centre of residential area.	An amenity green space consisting of a rectangle of open grass.	TDC LP	No designations	public open space	No site visit needed, site already protected.		
37	41	Ramsgate Road CT10 1PL	Yes. In residential area on main road.	An amenity green space featuring a grassed area with a raised flower bed maintained by local volunteers.	TDC LP	No designations	No designations	Suitable for allocation	To be designated as a Local Green Space	

Broadstairs and St Peter's Green Spaces

	A	B	C	D	E	F	G	H	I	J
38	42	Alderney Gardens CT10 2TN	Yes. In residential area in front of housing association apartment block.	An amenity green space consisting of a grassed area with attractive large trees.	TDC LP	No designations	No designations	Suitable for allocation	To be designated as a Local Green Space	
39	43	Fair Street/Royal Close CT10 2JZ	Yes. In residential area.	An amenity green space consisting of two rectangles of grass surrounded by large, mature trees.	TDC LP	No designations	No designations	Suitable for allocation	To be designated as a Local Green Space	To be allocated with Upton Grange/Fair Street- sites on neighbouring pieces of ground.
40	44	St. Peter's Court CT10 2UV	Yes. In residential area.	An amenity green space consisting of two rectangles of grass surrounded by large, mature trees.	TDC LP	No designations	public open space	No site visit needed, site already protected.		
41	45	The Maples (There are several similar areas throughout this residential area)	Yes. In centre of residential area	An amenity green space with attractive mature trees.	TDC LP	No designations	No designations - Particularly the link between The Maples and The Silvers	Suitable for allocation	To be designated as a Local Green Space	
42	46	St. Peter's Amenity (Where? What?)	?	Amenity green space.	TDC LP			Green areas deemed too small to be at risk from development		
43	49	Joss Bay Picnic Site	Yes. To the north of the slope leading to Joss Bay but appears to be inaccessible to the public as it now surrounded by fences.	An amenity green space on the clifftop of Joss Bay previously equipped with picnic tables but now an open green space.	TDC LP	SSSI - Thanet coast SSSI- SAC Thanet Coast --SPA Thanet Coast and Sandwich Bay Ramsar Site - Thanet Coast and Sandwich Bay	Green wedge	No site visit needed, site already protected.		
44	50	Francis Road CT10 3NG	Yes. On boundary of residential area and farmland.	An amenity green space consisting of a strip of natural vegetation with many large mature trees next to open farmland.	TDC LP	No designations	Green wedge	Site already protected by Green Wedge		
45	51	Dumpton, Broadstairs Cricket Club CT10 2EY	Yes, in residential area accessible by car and bus. Open to the public.	A cricket ground with practice nets and pavilion, used by local cricket club, surrounded by large trees.	TDC LP	Kent Village Green		No site visit needed, site already protected.		
46	52	Norman Road	Yes. In residential area.	Allotments.	TDC LP	No designations	Allotments	No site visit needed, site already protected.		
47	53	Prospect Road	Yes. In residential area.	Allotments.	TDC LP	No designations	TDC Allotment Gardens	No site visit needed, site already protected.		
48	54	Culmer's Land Allotments	Yes. In residential area.	Allotments.	TDC LP	No designations	TDC Allotment Gardens	No site visit needed, site already protected.		
49	55	St. Peter's Churchyard	Yes. Located at the centre of the historic village of St Peter's.	A large, historic churchyard of 12th century church, containing WW1 and WW2 graves and Garden of Remembrance.	TDC LP	No designations	Local Wildlife Site	No site visit needed, site already protected.		
50	56	Reading Street Road (Taddy's Land) Allotments	Yes. On edge of residential area.	Allotments.	TDC LP	No designations	TDC Green Wedge Allotment Gardens	No site visit needed, site already protected.		

Appendix 2

Annex 3 – Summary of Local Green Space assessments

Site Number	Site	LGS	Summary of assessment
1	Kitty's Green Broadstairs	Y	Site has value for visual amenity, historic significance, informal recreation. Site is local in character. Designate as local green space.
2	Culmer's Amenity Land Broadstairs	Y	Site has value for visual amenity, historic significance, informal recreation. Site is local in character. Designate as local green space.
3	Prince Andrew Road Broadstairs	N	Site has limited tranquillity, recreational or wildlife value. Site does not meet the NPPF criteria for designation.
4	Linley Road Broadstairs	N	Site has limited tranquillity, recreational or wildlife value. Site does not meet the NPPF criteria for designation.
5	Broadhall Manor, off Foreland Heights Broadstairs	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.
6	Cliff-top Area on the North Foreland Estate Broadstairs	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. Propose that site should be included in the protection of existing open space to be consistent with other cliff-top areas.
7	Cross-roads of Fairfield Road and Bromstone Road Broadstairs	N	Site does not meet the NPPF criteria for designation.
8	Taddy's Allotments Broadstairs	N	Site is already sufficiently protected as allotments and therefore additional protection is not needed.
9	Land at Mill Piece, Canterbury Road, Birchington	N	Site does not meet the NPPF criteria for designation.
10	Land at Gore End Farm, Birchington	N	Site has been identified as strategic housing allocation and does not meet the NPPF criteria for designation.
11	Holmes Park Broadstairs	Y	Site has value for visual amenity, historic significance, informal recreation, wildlife, tranquillity. Site is local in character. Designate as local green space.
12	Manston Airport	N	Site has been identified as strategic housing allocation and does not meet the NPPF criteria for

Site Number	Site	LGS	Summary of assessment
			designation.
13	Cliftonville's cliff top greens, between the Winter Gardens and Kingsgate	N	Site 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.
14	Manston Airport Northern Grass and other sections of the airport	N	Site has been identified as strategic development allocation and does not meet the NPPF criteria for designation.
15	Land between Windemere Avenue and Kentmere Avenue Nethercourt Estate	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.
16	Land between Garlinge and Westgate	N	Site forms part of the strategic housing allocation in the draft local plan and therefore does not fulfil the NPPF criteria.
17	Chapel Place Gardens, Ramsgate	N	Inappropriate to designate as LGS given the current educational use of the site. Site does not meet the NPPF criteria.
18	Dane Valley Woods, Dane Valley Road, Margate	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.
19	Village Green, Foods Lane/ Cottington Road Cliffsend	Y	Site is local, has value for visual amenity, informal recreation, tranquillity and wildlife. Designate as Local Green Space.
20	Meadow, Cliffs End Road, Cliffsend	Y	Site is local, has value for visual amenity, informal recreation, tranquillity and wildlife. Designate as Local Green Space.
21	Hugin Green Sandwich Road Cliffsend	N	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 designation of LGS may impact on flood protection and coastal works.
22	Cliffs End Road green	N	Site does not meet most of the NPPF.
23	Area at Earlsmead Crescent, Cliffsend	Y	Site is local, has value for visual amenity, informal recreation and tranquillity. Designate as Local Green Space.

Site Number	Site	LGS	Summary of assessment
24	Playground, Foads Lane, Cliffsend	Y	Site is local, has value for visual amenity, recreation, tranquillity and wildlife. Designate as local green space.
25	Green space adjacent to Culmers Allotments (See LGS2)	Y	Site has value for visual amenity, wildlife, informal recreation. Site is local in character. Designate as local green space.
26	Pierremont Park Broadstairs	Y	Site has value for visual amenity, historical significance, wildlife, tranquillity, and informal recreation. Site is local in character. Designate as local green space.
27	King George VI Memorial Park	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.
28	Memorial Recreation Ground Lawn Road, Broadstairs	Y	Site has value for visual amenity, wildlife, tranquillity, formal and informal recreation. Site is local in character. Designate as local green space.
29	St Peters Recreation Ground, Grange Road Broadstairs	Y	Site has value for visual amenity, wildlife, tranquillity, formal and informal recreation. Site is local in character. Designate as local green space.
30	Joss Bay, Kingsgate Bay, North Foreland and Botany Bay	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.
31	Jackey Bakers Fields, Broadstairs	N	Site is allocated for sport and is an extensive tract of land.
32	Victoria Gardens Broadstairs	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.
33	Southcliff Parade, Broadstairs	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.
34	Western Esplanade, Broadstairs	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

Site Number	Site	LGS	Summary of assessment
			protection works. The site is, however, already protected as open space.
35	Nash Road Allotments OS Grid Reference TR 35500 69246	N	Allotments are already protected by policy.
36	Mocketts Wood, Broadstairs	Y	Site has value for visual amenity, historic significance, informal recreation, tranquillity and biodiversity. Designate as local green space.
37	Westover Gardens Broadstairs	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.
38	Reading Street Broadstairs	N	Site is part of the grass verge adjacent to the highway. It does not meet the NPPF criteria.
39	Disused railway line from Margate Station, Tivoli Road, College Road to Enterprise Way	N	Although an important feature in the urban area the site is in multiple ownership and is extensive. Therefore site does not meet the NPPF criteria.
40	Area near scheduled grade 2 listed ancient monument of Dent De Lion Gatehouse in Garlinge	N	Site does not meet the NPPF criteria as it has been identified as a strategic development allocation in the draft local plan.
41	Proposing ST3 as a local green space. A solar panel field would be most suitable for the whole area	N	Site does not meet the NPPF criteria as it has been identified as a strategic development allocation in the draft local plan.
42	Clifftops between Botany Bay and Palm Bay	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.
43	Asparagus field Cliffsend	N	Site does not meet the NPPF criteria as it has planning permission.