

REPORT ON ASSESSMENTS OF ADDITIONAL LOCAL GREEN SPACE PROPOSALS IN CANTERBURY DISTRICT



June 2016

Report and Assessments

Evidence base study prepared by Canterbury City Council

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Report on Local Green Space Proposals

Introduction

The purpose of this report is to explain the designation of Local Green Spaces in the Canterbury District Local Plan. It sets out the national and local background to Local Green Spaces and explains the methodology used by the Council. A full list of local green spaces not proposed for designation is set out in Appendix 1 along with a reason for non-inclusion in the Canterbury District Local Plan.

National Policy Context

The National Planning Policy Framework 2012 (NPPF) introduced the concept of Local Green Spaces (LGS). Paragraph 76 of the document says that local communities should be given the opportunity to identify green areas of particular importance to them through local and neighbourhood plans. These designations need to be consistent with planning for homes, jobs and services, would rule out development other than in very special circumstances and would need to live on beyond the end of the plan period.

Local communities through local 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.

Paragraph 77 of the NPPF states that the LGS designation would not be appropriate for most green areas. It sets out the following criteria for designating Local Green Spaces

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.*

Paragraph 78 states that policies for managing LGS's should be in line with Green Belt policy, which is referred to in paragraphs 79-92 of the NPPF.

Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.

Local Policy Context

The Canterbury District Local Plan Preferred Option Consultation Draft June 2013 was consulted on from June-August 2013. 18 sites were put forward by amenity groups and community members, 10 in Whitstable, 6 in and around Canterbury and 2 in Herne Bay for designation as Local Green Space. Following the assessments of the sites, a report was produced titled Report on Assessments of Local Green Space Proposals in Canterbury District (CDLP 9.2) and 3 local green spaces were identified as suitable for designation, Policy OS1 refers (CDLP 1.1).

The Canterbury District Local Plan Publication Draft June 2014 was consulted on from June-July 2014. Paragraphs 11.16 and 11.17 refers to the NPPF and Local Green Spaces. During the consultation process there were a further 7 sites put forward for possible designation. These include 4 sites in Wickhambreaux, 2 sites in Ickham, a site between Sturry and Hersden and a site in Rough Common.

These sites already have the local protections for open spaces, wildlife and biodiversity in the district, including:

- Green Gap
- Conservation Areas
- Canterbury Area of High Landscape Value

Please note in accordance with paragraph 76 of the NPPF the Council have only assessed those open spaces that have been put forward by the community. Should members of the community wish other areas to be considered for inclusion in the Local Green Space allocation this would need to be done through the neighbourhood planning process or the Local Plan review process.

Methodology

The NPPF sets out criteria for designating Local Green Spaces in Paragraphs 76-78 of the NPPF. These criteria were used to create a Local Green Space evaluation form to allow comparative assessment of the sites (See appendix 2). These criteria included current allocations and uses, local significance/use, amenity, attractiveness, durability, recreation and wildlife value.

Site visits were carried out in May and June 2016 to assess all of the additional sites put forward as part of the consultation process on the Publication Draft Local Plan 2014. A visual and desktop appraisal was made of each green space as outlined on the assessment form. The results of the

assessment are summarised in the table in Appendix 1, which briefly provides details of the sites, whether they are to be allocated or not and why.

Conclusion

The designation of Local Green Spaces enables local communities to put forward potential sites for consideration.

The analysis identified that none of the proposed sites met the criteria for Local Green Space designation. The detailed analysis and reasoning are contained within Appendix 1 & 2.

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Appendix 1

Local Green Space Evaluation Table

Local Green Space Evaluation Table

Site Ref	Locality	Site	Size ha	Allocate as LGS?	Why
LGS20	Church Meadow	Adjacent to the Little Stour, Wickham Road Wickhambreaux	4.78	No	The whole site is farmland with a large area consisting of a blackcurrant field with a public footpath running alongside the field and the river Stour. The site is already protected within the Conservation Area designation. Not compliant with NPPF para 77 as may impact on the use of the land as farmland.
LGS21	Pear Orchard	Rear of Grove Road, Wickhambreaux	0.94	No	The site is a former Pear Orchard, currently an overgrown field with no public access and visual amenity value only to the residences that surround it.
LGS22	Seaton Meadow	Adjacent to Seaton road, Seaton, Wickhambreaux	9	No	The site forms part of the wider countryside and the public footpath is protected by the CROW Act. Also the Conservation area provides some protection.
LGS23	Quaives Field	Adjacent to Seaton road, Seaton, Wickhambreaux	5.5	No	The site is farmland within the open countryside and is also within the Conservation Area, therefore it already has protection in these terms. The public footpaths, also have protection under the CROW Act which protects public rights of way.
LGS24	Church Field	Adjacent to Baye Lane, Ickham	25	No	The site is farmland within the open countryside and is also within the Conservation Area, therefore it already has protection in these terms. The public footpaths, also have protection under the CROW Act which protects public rights of way
LGS25	Treasury Field	Adjacent to Treasury Farm, Ickham	14.66	No	The site is farmland within the open countryside and is also within the Conservation Area, therefore it already has protection in these terms. The public footpaths, also have protection under the CROW Act which protects public rights of way.

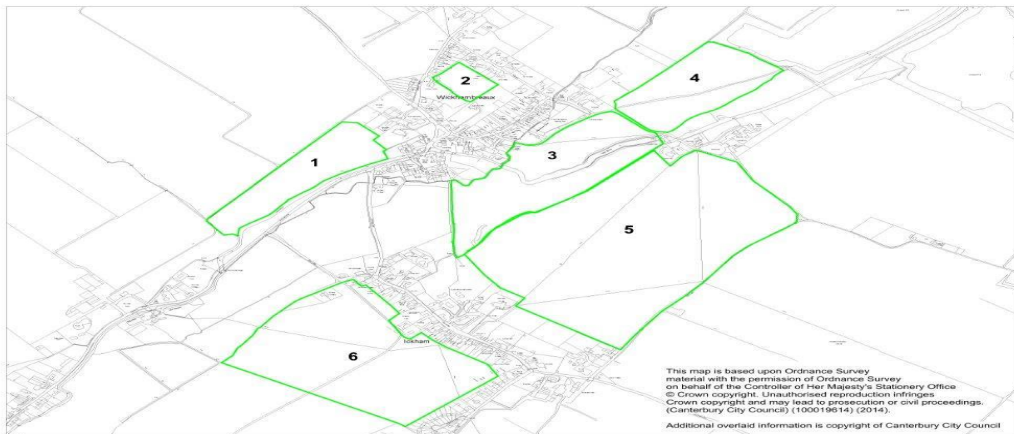
Site Ref	Locality	Site	Size ha	Allocate as LGS?	Why
LGS26	Green gap	Land between Sturry and Hersden	11.11	No	Site is not local in character, protected by Green Gap designation. Not compliant with NPPF para 77 points 1, 2 and 3.
LGS27	Neals Place Field	Adjacent to Neals Place Farm, Neals Place Road Rough Common	6.3	No	The site is a field with informal public access and visual amenity value only to the residential dwellings that surround it.

Appendix 2

Local Green Space Site Assessment Forms

Local Green Space Site assessment

Code	LGS20
Site	Church Meadow
Address/location	Church Meadow Adjacent to the Little Stour, Wickham Road Wickhambreaux
Size	4.78 ha
Ownership Public Access	Public footpath CB143B runs the length of the site



Site 1 – Church Meadow



Aerial view of site outlined in green



Photograph showing views of St Andrews Church and Wickhambreaux Mill with the public footpath running alongside the river Stour to the right and the current field to the left



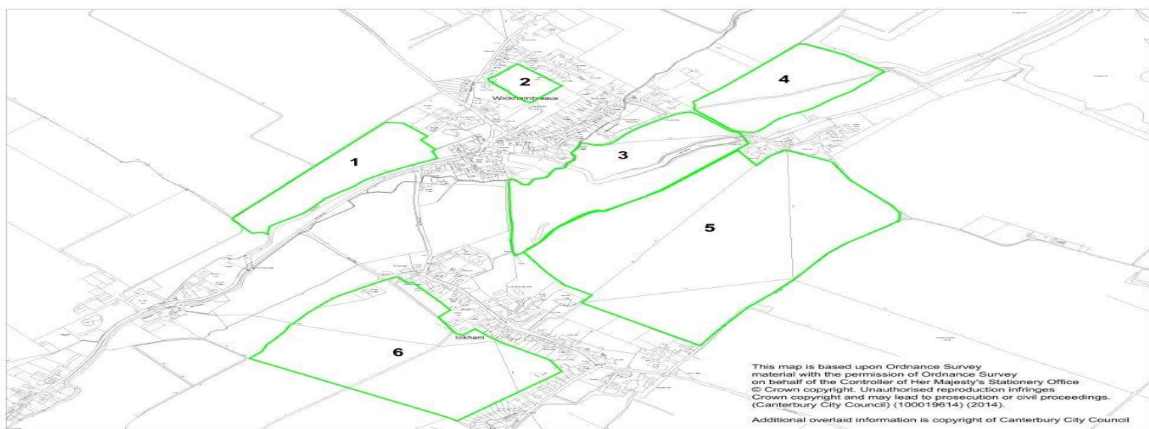
Photograph showing public footpath running alongside the current field with far reaching view across the countryside

Site Description	Flat low lying agricultural field presently a blackcurrant orchard, with an area of mowed grass which forms part of the public footpath with narrow strip of riparian vegetation next to the Little Stour stream. Has views across the water meadows to Littlebourne and back to the Church and Mill at Wickhambreaux.
Local Plan 2006 allocations	Conservation Area Flood Zone 2 and 3 in the southern corner Adjacent to the SNCI/LWS along the Little Stour
Proposed 2014 Local Plan allocations	Conservation Area Flood Zone 2 and 3 in the southern corner Adjacent to the SNCI/LWS along the Little Stour
Does site contribute to LP strategic requirements for provision of homes, employment or services?	No
If site allocated as local green space can it endure beyond plan? Why?	The whole site is farmland with a large area consisting of a blackcurrant field with a public footpath running alongside the field and the river Stour. There are several farm buildings on the edge of the site.
Is it in close proximity to the community it would serve? le within 400m	Yes, immediately adjacent to the village.
Does the site have local significance?	Yes – due to the public footpath and the historic views of the village.
<ul style="list-style-type: none"> • Is it well used by wide range of community? • Is it flexible space? • Is it currently publicly available for use? 	<p>Yes for walking, could be used for picnics</p> <p>No as majority of site is being used as farmland</p> <p>Only the footpath along the river.</p>
<ul style="list-style-type: none"> • Is it beautiful? <i>(Is the area attractive with high visual amenity)</i> 	Yes, with wide views of the countryside and provides the setting to Wickhambreaux.
<ul style="list-style-type: none"> • Does it have historic significance? 	Yes, the area is immediately adjacent to Wickhambreaux church which was built in the 13 th century and has formed part of the village setting since that time. There is also a WWII pill box on the river bank. The view looking into the village has remained relatively unchanged for over 100 years.
<ul style="list-style-type: none"> • Does it have recreation value? <i>including playing fields, is it used formally or informally for sports</i> 	Yes, but limited to walking and potentially picnicking

<ul style="list-style-type: none"> • Is it tranquil? <i>Is it a peaceful place away from noise and bustle</i> 	<p>Yes, very peaceful. An area of countryside with wide reaching views. A relatively quiet country road runs on the other side of the river giving some disturbance.</p>
<ul style="list-style-type: none"> • Does the site have wildlife value? <i>Biodiversity</i> 	<p>Some as it is adjacent to the river and within the countryside. The site has biodiversity and wildlife value particularly related to the riparian vegetation and hedgerows but limited within the blackcurrant orchard.</p>
<p>Is the site local in character? (<i>ie able to service the local community and not extensive</i>)</p>	<p>Yes, the site is adjacent to the church and includes a public footpath.</p>
<p>Should it be designated as local Green Space or not? Why?</p>	<p>No, the site is farmland within the open countryside. Therefore, it already has protection in these terms and is also within the conservation area.</p> <p>There is an area of the site which forms part of a public footpath, that could be appropriate, although this area also has protection under the CROW Act which protects public rights of way.</p> <p>The footpath along with the riparian vegetation next to the river has recreational value, high biodiversity value as well as public amenity value to the views along the road into Wickhambreaux.</p>

Local Green Space Site assessment

Code	LGS21
Site	Land at Pear Orchard
Address/location	Grove Road Wickhambreaux
Size	0.94 ha
Ownership Public Access	None



Site 2 – Land at Grove Road



Aerial View of site



Photograph showing field with residential properties in the foreground



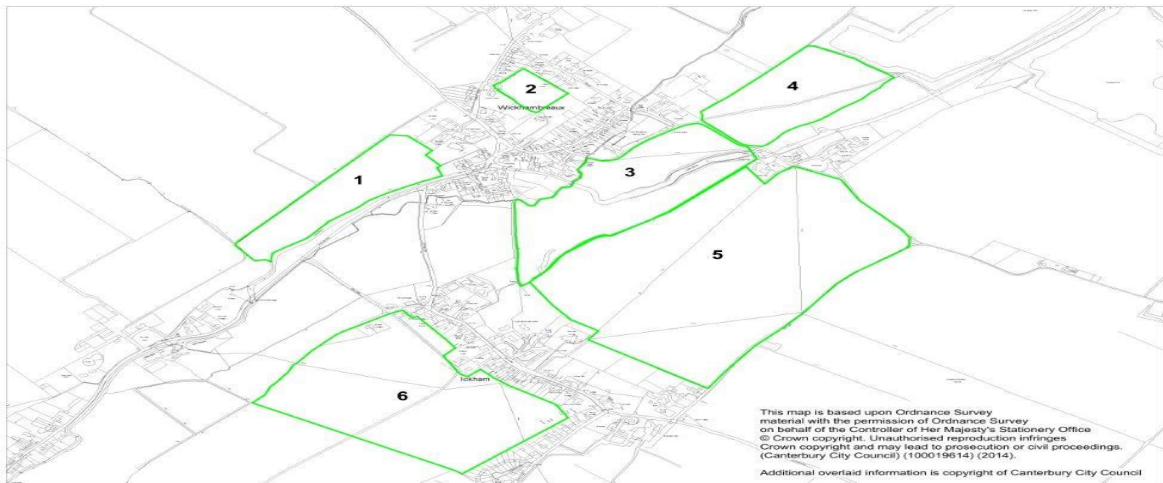
Photograph showing self-contained field surrounded by trees and hedging

Site Description	Rough square of pasture overgrown with shrubs. The site is surrounded by hedges on all sides with residential gardens backing on to the site. The site has no public access, however, there are 2 overgrown farm tracks along which the site can be used to access the site from north and west corners.
Local Plan 2006 allocations	Ickham, Wichambreaux and Seaton Conservation Area
Proposed 2014 Local Plan allocations	Ickham, Wichambreaux and Seaton Conservation Area
Does site contribute to LP strategic requirements for provision of homes, employment or services?	<p>No, Planning permission CA//10/01022 for the erection of 10 dwellings was refused on 8.4.11 due to the following :</p> <ol style="list-style-type: none"> 1. The proposal, by virtue of the number of units proposed, would represent a development that would be in excess of minor development in the village, contrary to policy SP3 of the South East Plan. 2. The proposal would represent an unsustainable form of development by virtue of the lack of facilities within the village of Wickhambreaux and poor public transport links and subsequent reliance on journeys by private vehicles. The proposal is therefore contrary to policies BE1 and C1 of the Canterbury District Local Plan and SP3 of the South East Plan. 3. The application does not adequately demonstrate how surface water from the proposal would be dealt with and that the development would not result in localised flooding and/or pollution to the local water environment, contrary to policies C31 of the Canterbury District Local Plan and NRM2 of the South East Plan.
If site allocated as local green space can it endure beyond plan? Why?	No, the site is an area of overgrown pasture and shrubs.
Is it in close proximity to the community it would serve? ie within 400m	Yes, residential dwellings adjacent to the site

Does the site have local significance?	The site has been known locally for a number of years as the Pear Orchard and is valued by local residents as an area of inaccessible open space beyond their garden boundaries.
<ul style="list-style-type: none"> • Is it well used by wide range of community? • Is it flexible space? • Is it currently publicly available for use? 	<p>No, it is a private field that provides an inaccessible area of open space at the end of the gardens of the surrounding properties.</p> <p>Yes, the site is flexible as it could accommodate a number of uses if public access was allowed.</p> <p>No, there is no public access to the site</p>
<ul style="list-style-type: none"> • Is it beautiful? <i>(Is the area attractive with high visual amenity)</i> 	No, it is an overgrown field that obtains a level of visual amenity from the surrounding trees and hedgerows and the gardens of the adjacent properties.
<ul style="list-style-type: none"> • Does it have historic significance? 	Historically the site is said to have been a pear orchard for a number of years.
<ul style="list-style-type: none"> • Does it have recreation value? <i>including playing fields, is it used formally or informally for sports</i> 	No – not accessible
<ul style="list-style-type: none"> • Is it tranquil? <i>Is it a peaceful place away from noise and bustle</i> 	Yes, it provides an area of visual amenity open space and provides a green buffer for the adjacent residents whose gardens back on to the site.
<ul style="list-style-type: none"> • Does the site have wildlife value? <i>Biodiversity</i> 	Yes, limited, as it is a field of overgrown pasture. The hedgerows and trees and gardens that surround the site have biodiversity value for nesting birds.
Is the site local in character? <i>(ie able to service the local community and not extensive)</i>	The site is within the village but has no public access
Should it be designated as local Green Space or not? Why?	<p>No - The site is a former field with no public access and visual amenity value only to the private property owners that surround it.</p> <p>Also the site is within the Ickham , Wichambreaux & Seaton Conservation area which affords some protection and ensures the preservation and enhancement of the historical character and appearance within the conservation area.</p>

Local Green Space Site assessment

Code	LGS22
Site	Seaton Meadow
Address/location	Seaton Road, Wickhambreaux
Size	9ha
Ownership Public Access	Public footpath CB184 crosses part of the site



Site 3 – Seaton Meadow



Aerial view of site



Photograph showing site fenced on all sides with a narrow road running alongside from Wickhambreaux to Seaton



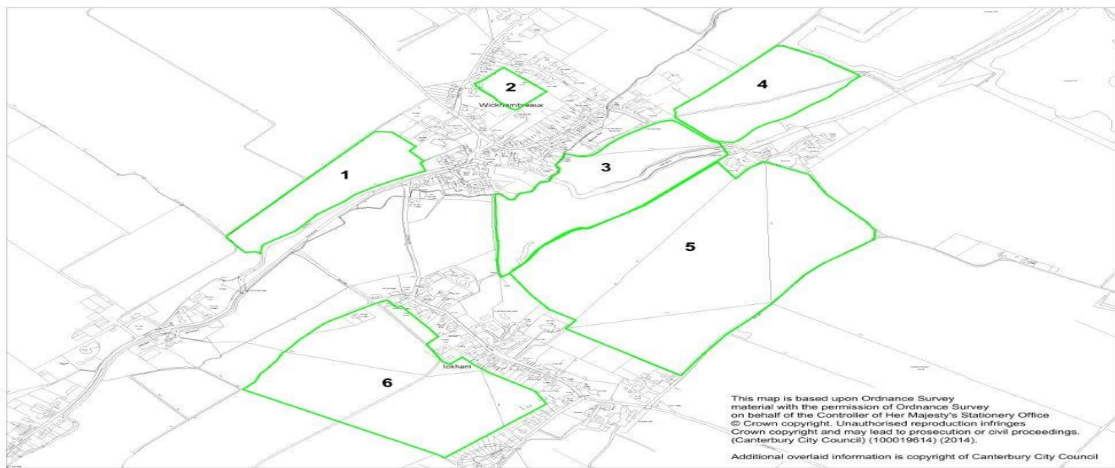
Photograph showing views across the site and out towards Seaton with traces of the public footpath to the right

Site Description	<p>A grassy field with public access across a stile, fenced on all sides.</p> <p>Flat low lying flood prone grazing pasture/water meadow containing a number of specimen trees that runs along the easterly boundary of the village. The field is doubled fenced with barbed wire and an electric fence between which a hedgerow has been planted.</p> <p>A line of power pylons run across the field and the river winds through it also. At present the field affords views of the wider countryside and Ickham. A public footpath also crosses the field.</p>
Local Plan 2006 allocations	<p>Conservation Area</p> <p>Flood Zones 2 and 3 cover most of the site</p> <p>Little Stour SNCI/LWS (Seaton Pits and Wenderton Manor) runs through the site from west to northeast</p>
Proposed 2014 Local Plan allocations	<p>Conservation Area</p> <p>Flood Zones 2 and 3 cover most of the site</p> <p>Little Stour SNCI/LWS (Seaton Pits and Wenderton Manor) runs through the site from west to northeast</p>
Does site contribute to LP strategic requirements for provision of homes, employment or services?	No
If site allocated as local green space can it endure beyond plan? Why?	No – part of the wider countryside and private gardens.
Is it in close proximity to the community it would serve? ie within 400m	Yes, within close proximity of the villages of Wickhambreaux and Seaton
Does the site have local significance?	The village has in the past enjoyed use of the land this is now restricted to the public footpath
<ul style="list-style-type: none"> • Is it well used by wide range of community? • Is it flexible space? • Is it currently publicly available for use? 	<p>Only the footpath</p> <p>Agricultural land/ private gardens which has access limited to the public footpath</p>
<ul style="list-style-type: none"> • Is it beautiful? <i>(Is the area attractive with high visual amenity)</i> 	Very attractive area with wide ranging rural views that links the 3 villages.
<ul style="list-style-type: none"> • Does it have historic significance? 	The site forms part of the visual setting of the 3 villages of Wickhambreaux, Seaton and Ickham and historically has been used for grazing of cattle
<ul style="list-style-type: none"> • Does it have recreation value? <i>including playing fields, is it used formally or informally for sports</i> 	Limited to the public footpath is used for walking.

<ul style="list-style-type: none"> • Is it tranquil? <i>Is it a peaceful place away from noise and bustle</i> 	Very tranquil peaceful place away from the village and the roads. Very much a rural countryside setting.
<ul style="list-style-type: none"> • Does the site have wildlife value? <i>Biodiversity</i> 	Yes with respect to the riparian environment and that which is found in extensively grazed water meadow.
Is the site local in character? (<i>ie able to service the local community and not extensive</i>)	No – a large area including agricultural field.
Should it be designated as local Green Space or not? Why?	No, part of the wider countryside and the public footpath is protected by the CROW Act. Also the Conservation area provides some protection.

Local Green Space Site assessment

Code	LGS23
Site	Quaives Field
Address/location	Quaives Field Seaton Wickhambreaux
Size	5.5ha
Ownership Public Access	Public footpath CB185 bisects the site



Site 4 – Quaives Field



Aerial view of site



Photograph of site showing large field with far reaching views

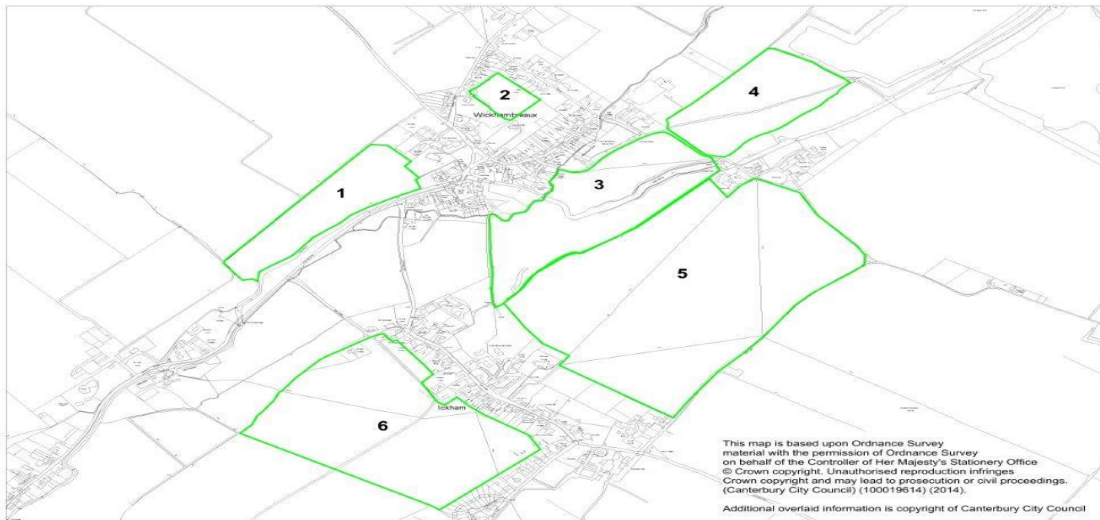


Photograph of site surrounded by mature trees with dog walkers in the foreground

Site Description	Pastoral field/water meadow between Wickhambreaux and Seaton.
Local Plan 2006 allocations	Conservation Area Flood Zones 2 and 3
Proposed 2014 Local Plan allocations	Conservation Area Flood Zones 2 and 3
Does site contribute to LP strategic requirements for provision of homes, employment or services?	No
If site allocated as local green space can it endure beyond plan? Why?	No, private farmland
Is it in close proximity to the community it would serve? ie within 400m	Yes
Does the site have local significance?	Yes – two public footpaths cross it and it is the open land between/visual setting to Seaton and Wickhambreaux.
<ul style="list-style-type: none"> • Is it well used by wide range of community? • Is it flexible space? • Is it currently publicly available for use? 	<p>The public footpaths are said to be well used and the applicant has indicated that there is some unofficial public use of the field.</p> <p>The space is not particularly flexible being Agricultural land with public footpaths, only the public footpaths are available for use.</p>
<ul style="list-style-type: none"> • Is it beautiful? <i>(Is the area attractive with high visual amenity)</i> 	A very attractive rural field between the two settlements with a backdrop of vegetation and mature trees and the Seaton quarry lakes.
<ul style="list-style-type: none"> • Does it have historic significance? 	Only in terms of agricultural use and setting to the conservation area.
<ul style="list-style-type: none"> • Does it have recreation value? <i>including playing fields, is it used formally or informally for sports</i> 	2 public footpaths cross the site.
<ul style="list-style-type: none"> • Is it tranquil? <i>Is it a peaceful place away from noise and bustle</i> 	A very peaceful rural field away on the edge of the villages of Wickhambreaux and Seaton.
<ul style="list-style-type: none"> • Does the site have wildlife value? <i>Biodiversity</i> 	Grass water meadow which has some related biodiversity value.
Is the site local in character? (ie able to service the local community and not extensive)	Field with access on public footpaths that run through the site but site unable to service the local community as it is agricultural land.
Should it be designated as local Green Space or not? Why?	No - the site is farmland within the open countryside, therefore, it already has protection in these terms and is also within the conservation area. The public footpaths, also have protection under the CROW Act which protects public rights of way.

Local Green Space Site assessment

Code	LGS24
Site	Church Field
Address/location	Church Field Ickham
Size	25ha
Ownership Public Access	Public footpaths CB180, CB180A and CB181 bisect the site Fields that form part of the gardens of the properties that back onto it.



Site 5- Church Field



Aerial View of site



Photograph of site showing views across the countryside with Ickham Church in the foreground



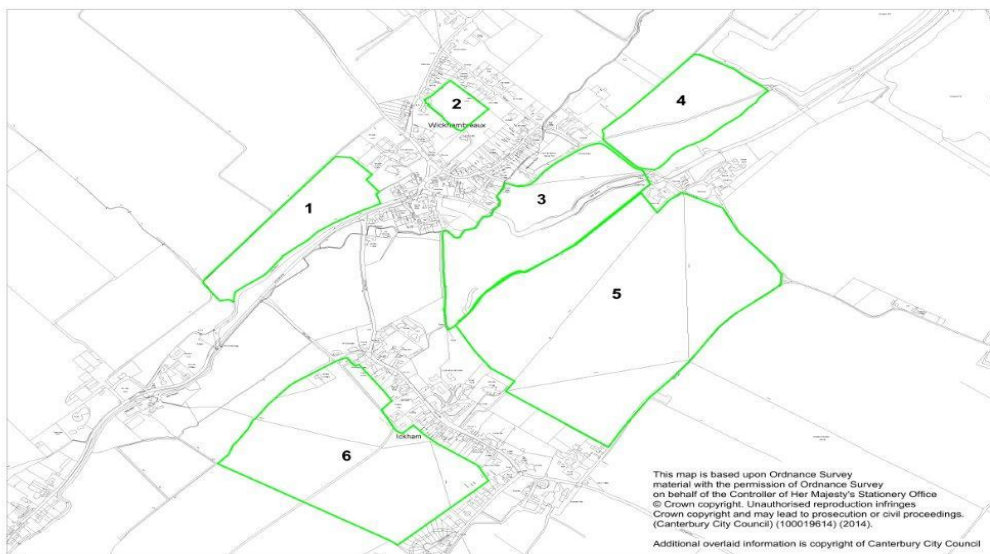
Photograph of site showing electric fence surrounding part of the site

Site Description	Very large monoculture agricultural field crossed by public footpaths. Currently planted in wheat but often in brassicas. Hedgerows on 2 sides. Views cross the countryside punctuated by the historic villages of Ickham, Wickhambreaux and Seaton.
Local Plan 2006 allocations	None
Proposed 2014 Local Plan allocations	Conservation Area
Does site contribute to LP strategic requirements for provision of homes, employment or services?	No – but the land is required for agriculture which provides employment and food production.
If site allocated as local green space can it endure beyond plan? Why?	No - farmland
Is it in close proximity to the community it would serve? le within 400m	Yes, within close proximity of the villages of Wickhambreaux and Seaton
Does the site have local significance?	With respect to the views and public footpaths.
<ul style="list-style-type: none"> • Is it well used by wide range of community? • Is it flexible space? • Is it currently publicly available for use? 	<p>The public footpaths are well used by people walking between the villages of Wingham, Ickham, Seaton and Wickhambreaux.</p> <p>Overall the space is not flexible being agricultural farmland.</p> <p>No public availability beyond the footpaths.</p>
<ul style="list-style-type: none"> • Is it beautiful? <i>(Is the area attractive with high visual amenity)</i> 	Large scale agricultural field farmed as a monoculture with most of the originally field boundaries removed.
<ul style="list-style-type: none"> • Does it have historic significance? 	Rural setting to the three villages. WWII pill box adjacent to one footpath
<ul style="list-style-type: none"> • Does it have recreation value? <i>including playing fields, is it used formally or informally for sports</i> 	Limited to walking along the public footpaths.
<ul style="list-style-type: none"> • Is it tranquil? <i>Is it a peaceful place away from noise and bustle</i> 	Some tranquility associated with being in the countryside.
<ul style="list-style-type: none"> • Does the site have wildlife value? <i>Biodiversity</i> 	Large monoculture agricultural fields have virtually no biodiversity value due to farming practices
Is the site local in character? (ie able to service the local community and not extensive)	No – an extensive area of intensively farmed agricultural land.

Should it be designated as local Green Space or not? Why?	No - the site is extensive farmland within the open countryside. Therefore, it already has protection in these terms and is also within the conservation area. The public footpaths, also have protection under the CROW Act which protects public rights of way
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Local Green Space Site assessment

Code	LGS25
Site	Treasury Field
Address/location	Adjacent to Treasury Farm Ickham
Size	14.66ha
Ownership Public Access	Public footpaths CB183, CB175 and CB176 bisect the site



Site 6 – Treasury Field



Aerial view of the site



Photograph showing wheat field with public footpath running through the site and far reaching views across the countryside

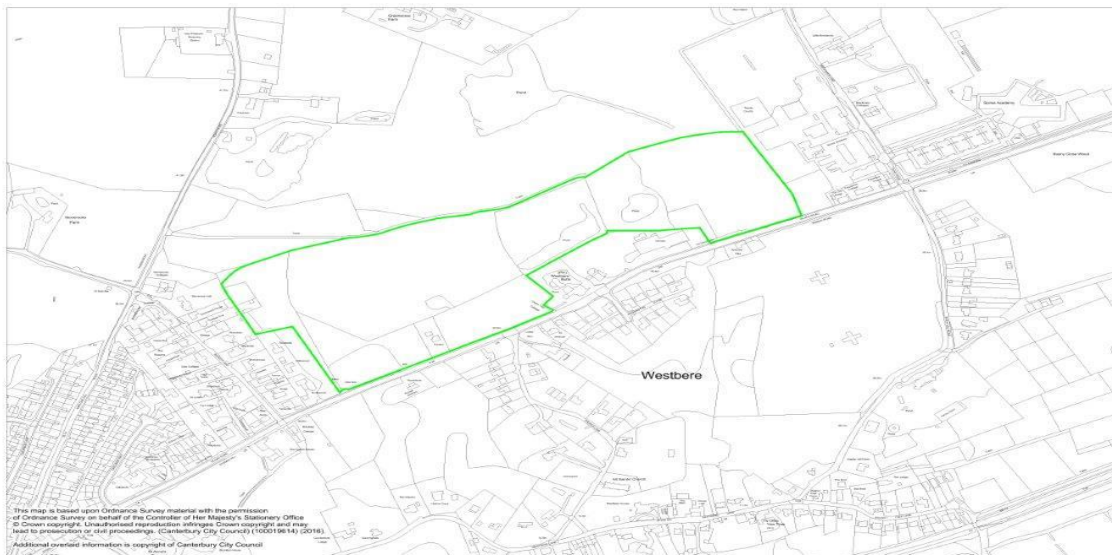


Photograph of site showing views into the village of Ickham

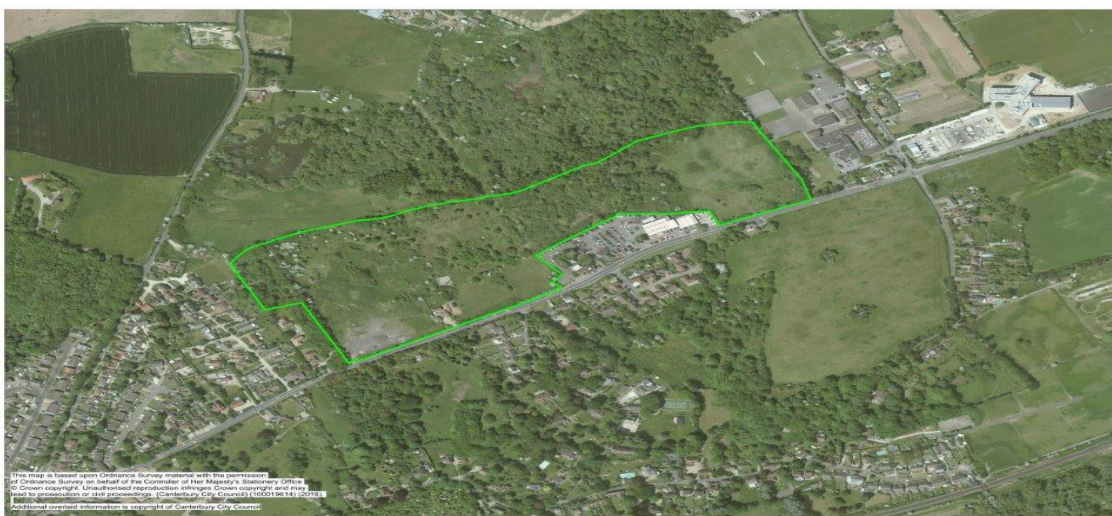
Site Description	Large rolling agricultural field crossed by public footpaths. Currently half planted in wheat and crops and half lying fallow. Views to and from Ickham across the countryside.
Local Plan 2006 allocations	Small area of flood plain to west Small area of Conservation Area to north
Proposed 2014 Local Plan allocations	Small area of flood plain to west Conservation Area
Does site contribute to LP strategic requirements for provision of homes, employment or services?	No – but the land is required for agriculture which provides employment and food production.
If site allocated as local green space can it endure beyond plan? Why?	No - farmland
Is it in close proximity to the community it would serve? ie within 400m	Yes
Does the site have local significance?	With respect to the views and public footpaths.
<ul style="list-style-type: none"> • Is it well used by wide range of community? • Is it flexible space? • Is it currently publicly available for use? 	<p>The public footpaths are well used by people walking.</p> <p>Overall the space is not flexible being agricultural farmland.</p> <p>No public availability beyond the footpaths.</p>
<ul style="list-style-type: none"> • Is it beautiful? <i>(Is the area attractive with high visual amenity)</i> 	Large scale agricultural field with most of the originally field boundaries removed.
<ul style="list-style-type: none"> • Does it have historic significance? 	Rural setting historic village of Ickham
<ul style="list-style-type: none"> • Does it have recreation value? <i>including playing fields, is it used formally or informally for sports</i> 	Limited to walking along the public footpaths.
<ul style="list-style-type: none"> • Is it tranquil? <i>Is it a peaceful place away from noise and bustle</i> 	Some tranquility associated with being in the countryside.
<ul style="list-style-type: none"> • Does the site have wildlife value? <i>Biodiversity</i> 	Agricultural fields have limited biodiversity value due to farming practices
Is the site local in character? (ie able to service the local community and not extensive)	No – large area of intensively farmed agricultural land.
Should it be designated as local Green Space or not? Why?	No - the site is farmland within the open countryside, therefore, it already has protection in these terms and is also within the Conservation Area. The public footpaths, also have protection under the CROW Act which protects public rights of way.

Local Green Space Site assessment

Code	LGS26
Site	Green Gap between Sturry and Hersden
Address/location	A28 Westbere
Size	11.11ha
Ownership Public Access	



Site location map



Aerial view of site



Photograph of site showing views across the countryside within the Green Gap with cows grazing in the foreground



Photograph of site showing the vacated Spires school site adjacent to the eastern edge of the site

Site Description	<p>The site is located on the northern side of the A28 approximately 3.5 miles North East of Canterbury.</p> <p>The site forms part of a former minerals quarry and refuse tip. The land has regenerated itself and blended back into the landscape and is predominately scrub land with a few trees. It is uneven and undulating and currently being used to graze cattle.</p>
Local Plan 2006 allocations	<p>Green Gap</p> <p>Cycle route along the northern boundary</p>
Proposed Local Plan 2014 allocations	<p>Green Gap</p> <p>Cycle route along the northern boundary</p> <p>Housing allocation to east of site</p>
Does site contribute to LP strategic requirements for provision of homes, employment or services?	No
If site allocated as local green space can it endure beyond plan? Why?	No – the land is farmland, currently being used to graze cattle
Is it in close proximity to the community it would serve? ie within 400m	No – it is a green gap so by definition has a sparse local population
Does the site have local significance?	No – put forward by CPRE
<ul style="list-style-type: none"> • Is it well used by wide range of community? • Is it flexible space? • Is it currently publicly available for use? 	<p>No – Not publically available</p> <p>It is not flexible as at present part of the site is being used to graze cattle</p>
<ul style="list-style-type: none"> • Is it beautiful? <i>(Is the area attractive with high visual amenity)</i> 	Yes, as the site provides an attractive green buffer alongside a busy highway
<ul style="list-style-type: none"> • Does it have historic significance? 	Has formed part of the Green Gap between Sturry & Hersden for 10 years
<ul style="list-style-type: none"> • Does it have recreation value? <i>including playing fields, is it used formally or informally for sports</i> 	No - Not publically available
<ul style="list-style-type: none"> • Is it tranquil? <i>Is it a peaceful place away from noise and bustle</i> 	Next to the busy A28 Arterial road
<ul style="list-style-type: none"> • Does the site have wildlife value? <i>Biodiversity</i> 	The hedgerows and trees that surround the site have biodiversity value for nesting birds.

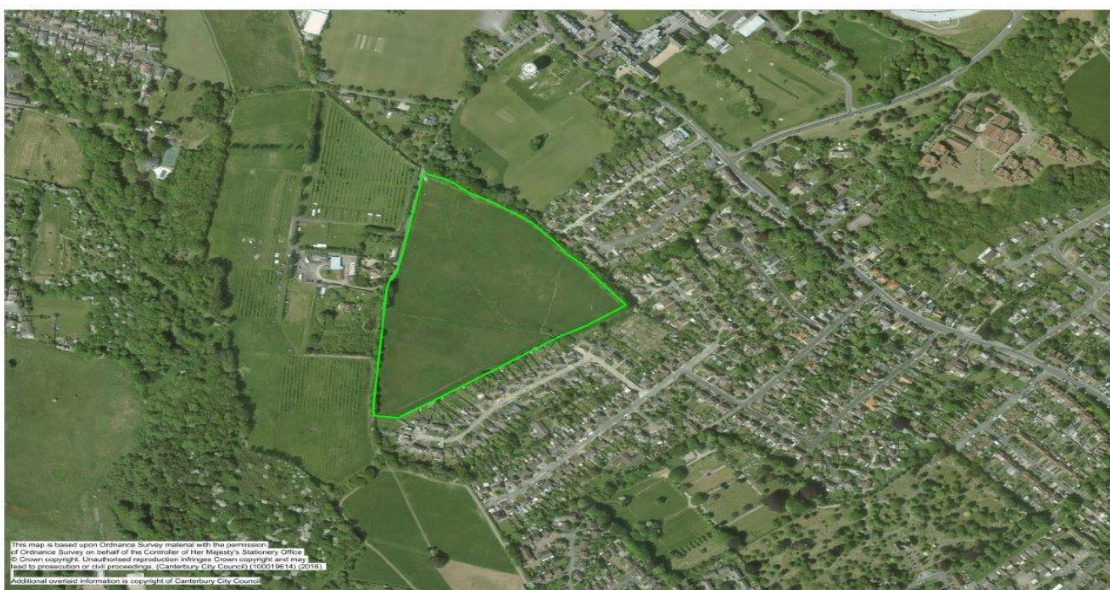
<p>Is the site local in character? (<i>ie able to service the local community and not extensive</i>)</p>	<p>The site is not publically accessible, however it does provide visual amenity value as it forms part of the wider countryside</p>
<p>Should it be designated as local Green Space or not? Why?</p>	<p>No- the site is within the Green Gap and provides grazing for cows at present</p>

Local Green Space Site assessment

Code	LGS27
Site	Neals Place Field
Address/location	Neals Place Road, Rough Common
Size	11.11 ha
Ownership Public Access	Informal public access



Site location map



Aerial view of site



Photograph showing the site with residential development on the northern edge of the site with far reaching views of the Cathedral and the City of Canterbury



Photograph of the site showing an informal footpath running through the centre of the site

Site Description	A large grassy field on the edge of the urban boundary surrounded by trees and hedging on all sides with residential properties on the northern and eastern side. Public footpath running alongside the eastern side and an informal public footpath running through the centre of the site.
Local Plan 2006 allocations	Area of High Landscape Value Within close proximity of the Conservation area
Proposed 2014 Local Plan allocations	Area of High Landscape Value Within close proximity of the Conservation area
Does site contribute to LP strategic requirements for provision of homes, employment or services?	No
If site allocated as local green space can it endure beyond plan? Why?	No, the site is a field
Is it in close proximity to the community it would serve? le within 400m	Yes
Does the site have local significance?	No – put forward by CPRE
<ul style="list-style-type: none"> • Is it well used by wide range of community? • Is it flexible space? • Is it currently publicly available for use? 	<p>It is used as an informal public footpath and pedestrians and dog walkers.</p> <p>No, it is currently a field laid to grass.</p> <p>No, only informal use as a footpath through the site</p>
<ul style="list-style-type: none"> • Is it beautiful? <i>(Is the area attractive with high visual amenity)</i> 	Yes, there are far reaching views of the Cathedral and the City of Canterbury
<ul style="list-style-type: none"> • Does it have historic significance? 	Forms an important part of the character and setting of the Blean Wood Complex
<ul style="list-style-type: none"> • Does it have recreation value? <i>including playing fields, is it used formally or informally for sports</i> 	No, apart from occasional dog walkers and pedestrians
<ul style="list-style-type: none"> • Is it tranquil? <i>Is it a peaceful place away from noise and bustle</i> 	Yes, very tranquil away from the main road alongside a small access road.
<ul style="list-style-type: none"> • Does the site have wildlife value? <i>Biodiversity</i> 	The hedgerows and trees that surround the site have biodiversity value for nesting birds and the grassy field also provides biodiversity opportunities for insects and reptiles.

<p>Is the site local in character? (<i>ie able to service the local community and not extensive</i>)</p>	<p>The site provides an informal footpath for the local community and visual amenity for the surrounding residents</p>
<p>Should it be designated as local Green Space or not? Why?</p>	<p>No, the site is a field with informal public access and visual amenity value only to the residential dwellings that surround it. Also the Conservation Area within close proximity provides some protection through the requirement to protect the character, appearance or setting of this designation</p>