

Agenda

Planning and Transportation Policy Working Group Meeting

Date: Thursday, 12 March 2026

Time 7.00 pm

Venue: Council Chamber, Swale House, East Street, Sittingbourne, ME10 3HT

Membership:

Councillors Mike Baldock, Monique Bonney, Hayden Brawn (Vice-Chair), Ann Cavanagh, Charles Gibson (Chair), Kieran Golding, Alastair Gould, James Hunt, Peter MacDonald, Julien Speed and Mike Whiting.

Quorum = 3

Pages

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2. Apologies for Absence
 3. Minutes

To approve the Minutes of the [Meeting](#) held on 18 December 2025 (Minute Nos. 591 – 595) and the [Extraordinary Meeting](#) held on 22 January 2026 (Minute Nos. 638 - 644) as correct records.
 4. Declarations of Interest

Councillors should not act or take decisions in order to gain financial or other material benefits for themselves, their families or friends.

The Chair will ask Members if they have any disclosable pecuniary interests (DPIs) or disclosable non-pecuniary interests (DNPIs) to declare in respect of items on the agenda. Members with a DPI in an item must leave the room for that item and may not participate in the debate or vote.

Aside from disclosable interests, where a fair-minded and informed observer would think there was a real possibility that a Member might be biased or predetermined on an item, the Member should declare this and leave the room while that item is considered.

Members who are in any doubt about interests, bias or predetermination should contact the monitoring officer for advice prior to the meeting.
 5. High Level Early Feedback on the Regulation 18 Local Plan consultation 5 - 10
 6. Densification study and identification of new sites for HELAA assessment 11 - 166
 7. Local Green Space Assessments 2026 167 - 308

Issued on Wednesday, 4 March 2026

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**Chief Executive, Swale Borough Council,
Swale House, East Street, Sittingbourne, Kent, ME10 3HT**

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Planning and Transportation Policy Working Group	
Meeting Date	12 th March 2026
Report Title	High Level Early Feedback on the Regulation 18 Local Plan consultation
EMT Lead	Emma Wiggins, Director of Regeneration and Neighbourhoods
Head of Service	Joanne Johnson, Head of Place
Lead Officer	Natalie Earl, Planning Manager (Policy)
Classification	Open
Recommendations	1. To note the number of representations received to the Regulation 18 Local Plan consultation and the high level early feedback.

1 Purpose of Report and Executive Summary

- 1.1 The purpose of this report is to provide members with an early picture of how many representations were received to the recent Local Plan Regulation 18 consultation and to provide some high level feedback on the comments made.

2 Background, Context and Proposals

- 2.1 Members reviewed the draft Regulation 18 Local Plan at Planning and Transportation Policy Working Group (PTPWG) on 4th November 2025, at Policy and Resources committee (P&R) on 18th November 2025 and it was agreed at Full Council (FC) on 10th December 2025.

The Consultation

- 2.2 The document was out for consultation between Monday 12th January 2026 and Monday 23rd February 2026 at 5pm. The consultation could be viewed and responded to via the Council's consultation portal: <https://swale-consult.objective.co.uk/kse/>
- 2.3 1361 individual comments were received to the consultation via the Objective consultation portal from 73 different individuals and organisations. Four Parish and Town Councils, 11 developers and 58 members of the community responded (via the portal).
- 2.4 The most responded to questions on the portal were question 18 which was the small and medium sites for housing development policy and question 103 which was the catch all question for any other comments.

- 2.5 At the time of drafting this report, the 100 representations from 100 different respondents received by email were just starting to be uploaded to the Objective portal to prepare for publishing (for interested parties to view.) Therefore, a breakdown in who they were from and their content is not available. No representations were received by post.
- 2.6 Disappointingly, only 26% of representations were submitted using the Council's consultation portal. The team has been trying to increase this recently by providing step by step guides and offering to assist people with submitting using this method. Councils elsewhere get much higher usage, e.g. Wiltshire Borough Council increased their portal uptake by 60% by removing the requirement to log in to Objective and discouraging emails/letter submissions. Portal submissions reduce officer time in uploading email comments to Objective and allows respondents to ensure their comment is registered to the correct question and to know that their comment has been processed (as they get automatic emails from Objective). It also allows the team to publish all of the representations received much more quickly, allowing stakeholders to view all of the representations received in a timelier manner. The team will continue to try and increase the use of Objective in future consultations. One option would be to follow Wiltshire's example and remove the need to log in to the portal whilst also actively discouraging or even refusing to accept email representations. Dover District Council also do not accept email representations. The team will also discuss with the relevant Officers the recent Community Governance Review consultation, which received almost 90% of representations online, to see what lessons they can share.

Common Themes in the Representations

This is a very high level, early summary of the most prevalent issues raised. It is by no means an exhaustive list.

Vision and Objectives

- There were a number of comments feeling that a more positive vision is required for Swale;
- There was a request for greater clarity around the target housing numbers and how these are set;
- There was a specific comment requesting reference 'to protecting, conserving and enhancing biodiversity and the natural environment' as a key objective, alongside delivering development and growth;
- There were a number of comments about health and health facilities needing more prominence in both the vision and objectives; and
- A number of stakeholders felt that heritage needs to be more strongly recognised in the vision, objectives and the issues and challenges for Swale.

Development Management (DM) Policies

- There were questions around whether the DM policies should have regard to the emerging National Planning Policy Framework (NPPF); (*Officers will of course review all of the Local Plan when the NPPF final version is agreed, to avoid inconsistencies or unnecessary repetition.*)
- Praise for the Biodiversity Net Gain policy going beyond the Government's 10% target;
- General support for the DM employment policies; and
- Concerns were raised about the recent water supply issues in Swale, the capacity issues at the wastewater processing plants and water supply and wastewater provision.

General Comments

- Praise for the consultation approach and the availability of documents in Swale's libraries, and
- There was some concern that the lack of strategic policies and site allocations limited the opportunity for engagement and consultation on the Council's preferred development approach.

Submitted Sites

- 2.7 A number of potential development sites were submitted as part of the consultation. However, from an initial sift, many are sites that have previously been submitted and have already been assessed as part of the Housing and Economic Land Availability Assessment (HELAA). Any new sites submitted will be assessed as part of the HELAA. At committee, officers will update Members on the exact number of new sites submitted.

Sustainability Appraisal Scoping Report

- 2.8 The Scoping Report for the Sustainability Appraisal was also consulted on and at the time of preparing this report six responses have been processed on this consultation. The three statutory bodies who the Council are required to consult (Environment Agency, Natural England and Historic England) did not raise any substantial objections and were broadly supportive of the approach. They highlighted issues around:

- Water quality and water resources;
- Effects of proposed development sites on heritage assets;
- Consideration of ecological receptors alongside human receptors;
- Biodiversity - inclusion of Marine Conservation Zones, delivery of Biodiversity Net Gain and Regard for Local Nature Recovery Strategies;
- Delivery of nature based solutions to mitigate and adapt to climate change;
- Delivery of high quality green infrastructure for community and health;
- Distinction between the nationally designated Kent Downs National Landscape and locally designated Areas of High Landscape Values;

- Contribution to the green and blue infrastructure strategy; and
- Clarification on prioritisation of Best and Most Versatile agricultural land.

2.9 Other respondents raised issues around:

- Consideration of the 2021 Swale Important Local Countryside Gaps (alongside the 2025 review); and
- Consideration of reasonable alternatives in the sustainability appraisal for the Regulation 19 Local Plan.

Next Steps

- 2.10 Representations will be made live in one batch once all letters and emails have been uploaded to Objective. The team intend to do this by the end of March.
- 2.11 A report of all the representations, which will be summarised and responded to by officers, will be brought to PTPWG in April/May 2026. (Dates are still being confirmed with Democratic Services.)

3 Recommendations

- 3.1 To note the number of representations received to the Regulation 18 Local Plan consultation and the high level early feedback.

4 Alternative Options Considered and Rejected

- 4.1 This report is for noting, so Members could choose to not note the information provided and wait for the detailed analysis of representations received at a later PTPWG meeting.

5 Consultation Undertaken or Proposed

- 5.1 A consultation strategy, in line with the recently adopted [Statement of Community Involvement](#), was implemented including:
- Emails sent out setting out the relevant dates to those on the Council's Local Plan consultation database ahead of the start of the consultation;
 - Officers attended two Swale Local Parish Council Liaison Forum meetings – one ahead of the start to allow any additional meetings to be programmed by the Town and Parish Councils and one during the consultation to allow Parish and Town Councillors to raise any questions with officers that they may have had on the document;
 - Printed copies of the documents were placed at all of Swale's libraries, including the mobile ones, and at The Swallows leisure centre, Sittingbourne whilst Sittingbourne library was shut for refurbishment. They were also provided with posters to display advertising the consultation;

- For the first time the team produced a video explaining the consultation document, what a Local Plan is and how to get involved with the consultation. So far, this has had 120 views and we have received positive feedback on it;
- Emails were sent to Swale's Green Grid contacts;
- An article was included in the Swale Means Business newsletter;
- An article was included in the new resident newsletter and in Inside Swale;
- Posters were made available to Parish and Town Councils and were available to download from Swale's website for other community groups to share;
- The communications team shared regular social media posts promoting the consultation;
- Regular email reminders were sent throughout the consultation period to those on the database;
- The team produced Regulation 18 [Frequently Asked Questions \(PDF 454KB\)](#) to assist stakeholders; and
- The documents were available to read on the Objective portal or could be downloaded and printed, or a copy could be purchased.

6 Implications

Issue	Implications
Corporate Plan	The Local Plan supports the delivery of all of the Corporate Plan priorities: • Community • Economy • Environment • Health and housing • Running the Council The Plan contains a specific objective to 'progress a Local Plan with local needs and capacity at its heart.'
Financial, Resource and Property	The Local Plan work programme is fully funded across a combination of base budget, committed reserves and a contribution from the government's Local Plans Delivery Fund.
Legal, Statutory and Procurement	Preparation of a Local Plan is carried out under a national legislative and regulatory framework.
Crime and Disorder	There are no direct crime and disorder impacts arising from this decision. However, some policies within the Local Plan will positively affect crime and disorder within Swale.

Environment and Climate/Ecological Emergency	The Local Plan will be supported by its own Sustainability Appraisal and Habitats Regulation Assessment at each key stage in decision making and these assess the environmental impact of the Local Plan as a whole.
Health and Wellbeing	Draft policies within the Regulation 18 Local Plan will positively affect the health and wellbeing of local residents.
Safeguarding of Children, Young People and Vulnerable Adults	None identified at this stage.
Risk Management and Health and Safety	None identified at this stage.
Equality and Diversity	None identified at this stage, although the Local Plan Review itself will be subject to equality impact assessments at key stages as advised by the policy team.
Privacy and Data Protection	All representations and personal data are being dealt with in line with the Council's GDPR Policy .
Local Government Reorganisation	The current Local Plan timetable expects the Local Plan to be submitted for its Examination in Public and to be adopted before local government reorganisation is expected to be complete.

7 Appendices

7.1 None.

8 Background Papers

[Swale Borough Local Plan Regulation 18 consultation document](#)

Planning and Transportation Policy Working Group	
Meeting Date	12 th March 2026
Report Title	Densification Study and Identification of New Sites for the Housing Economic Land Availability Assessment
EMT Lead	Emma Wiggins Director of Regeneration and Neighbourhoods
SMT Lead	Joanne Johnson Head of Place
Lead Officer	Stuart Watson Project Manager, Planning Policy
Classification	Open
Recommendations	• To note the Densification Study 2023. • To note the early indication of new sites for the Housing and Economic Land Availability Assessment.

1. Introduction and Executive Summary

- 1.1 The purpose of this report is to set out the findings of the Densification Study 2023 carried out by consultants BPTW and how those findings can be considered within the next Housing Economic Land Availability Assessment (HELAA) update.
- 1.2 The report also identifies the potential for other new sites not previously considered or made available for the Local Plan, and how they will be assessed as part of the next HELAA. Any sites potentially suitable for the Local Plan will be reported back to PTPWG for consideration before drafting the Local Plan Regulation 19 has been completed.
- 1.3 This report covers three main issues:
 - The findings of the Densification Study;
 - An officer sift of the Densification Study findings; and,
 - An indication of any other new sites that maybe suitable for the HELAA from both the Densification Study and the recent Regulation 18 Local Plan consultation.
- 1.4 As part of ensuring that “no stone is left unturned” when seeking sites for the Local Plan officers have reviewed the Densification Study and are identifying new sites submitted through the recent Regulation 18 Local Plan consultation. This work has sought to ensure that a range of options for development within urban areas has been considered and to bring to members’ attention at the earliest opportunity any new sites that may be potentially suitable for the Local Plan.

2. Background

Densification Study 2023

- 2.1 The Densification Study 2023 (Appendix I) was carried out by consultants BPTW to assess urban sites within the Council's ownership with a view to identifying which sites might be suitable for residential development or densification. The study uses a traffic light assessment to categorise a site's development potential. The study comprised a desktop assessment of site constraints with each site ranked Red/ Amber/ Green based on its development potential and concluding with a high level quantum based on density assessment.
- 2.2 The Densification Study identified 186 sites and grouped them within eleven Swale ward boundaries so they could be considered in their geographical context. The study focused on whether the physical attributes of each site and its local context would preclude site densification. To accomplish this, the assessment used a desktop review from aerial and street view mapping to remove unviable sites. Within the study some planning policy constraints analysis has been used including reference to flood zones and heritage assets.
- 2.3 The Densification Study sets out that any sites identified as having an Amber or Green development potential would then be subject to a more detailed assessment. The Densification Study itself does acknowledge the high level desk top approach taken and sets out that a part 2 detailed assessment would be undertaken on the 42 sites with development potential
- 2.4 As part of this officers have carried out an initial review of the study findings, sifting those sites that could be considered for detailed assessment in the Housing and Economic Land Availability Assessment (HELAA) for the Local Plan.
- 2.5 The benefits of officers sifting the amber and green sites rather than the consultants carrying out the detailed assessment includes cost and time savings, the direct use of the knowledge from the Council's Planning Policy, Urban Design, Assets and Parks and Leisure teams and the potential duplication between any detailed consultants assessment and the HELAA.
- 2.6 The HELAA is a detailed and robust approach. It ensures that sites for consideration in the Local Plan meet the tests of suitability on planning matters, they are available for development during the Plan period and are deliverable against the policy requirements of the Local Plan.
- 2.7 The Densification Study identifies that there are 42 sites from the 186 assessed that are likely to have development potential. The study sets out a possible range of housing from those 42 sites of 357 to 408 dwellings (Table 1). Whilst this delivery potential may sound promising strong words of caution need to be applied:

- The study findings are based on desk top assessment and lack any physical site surveys;
- Many sites identified are likely to result in strong local opposition from being proposed on well used green spaces and redevelopment of community facilities;
- The policy constraints used within the study would benefit from demonstrating how they align with the existing or emerging Local Plan policies;
- There is no consideration within the study on whether the Council would release the land for development. For example, where there is a viable existing use or valued community asset;
- The study does not include consideration of the benefits of releasing the sites for housing versus retaining them for existing uses;
- There is no detail on the methodology used to determine the types of residential development proposed and its scale and impact on the surrounding area. For example, where flats are proposed in semi detached dwelling areas.
- Some densification options proposed would require changes to existing local policies for example the provision of play spaces These opportunities would need to be thoroughly assessed and would require quite substantial merit to outweigh the existing policy rationale; and,
- Finally, legal investigations remain to be carried out. For example, to determine any legal covenants arising from S106 agreements to secure the green spaces assessed.

Table 1. Densification study summary of amber/green sites development potential
(Densification Study page 138 (Appendix 1))

Summary of Potential Sites			
Ward	No. of potential sites	Estimated lower potential no. of homes	Estimated higher potential no. of homes
Borden & Grove Park	2	8	8
Chalkwell	0		
Homewood	2	7	9
Kemsley	9	91	106
Milton Regis	6	29	43
Murston	7	161	174
Roman	8	23	23
Teynham & Lynsted	1	3	3
The Meads	2		
West Downs	2	5	5
Woodstock	3	30	37

Total	42	357	408
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Densification Study HELAA sifting

- 2.8 As set out in paragraph 2.4 and 2.5 above officers in the Planning Policy team have carried out an initial sift of the amber and green sites with development potential. This sift has included consultation with the Council's Urban Design, Assets and Parks and Leisure teams to determine those that could be considered in the next HELAA.
- 2.9 The sifting of sites for the HELAA focused on two main areas. Whether the site would be suitable for assessment in the HELAA and whether the site would be available for development through release by the Assets and Parks and Leisure team or whether the site's existing use better serves the communities they are located within.
- 2.10 The findings of the officer sift are set out in the Sift of Densification Study Amber / Green sites for HELAA (Appendix II). The sift includes identifying sites for further assessment through the HELAA and justifications for those sites that have not been selected for the HELAA. In summary the sift found:
- 4 sites could be considered for the HELAA with an initial development range of 38 to 53 homes;
 - Many sites could not be considered as they fell below the HELAA site thresholds. Sites of this small nature should they come forward would contribute to the Local Plan small sites windfall allowance previously discussed with members;
 - Some site's existing uses better served their communities, for example where it was a green link in the built environment, was an occupied industrial estate offering employment opportunities or a well-used community centre;
 - Some sites proposed are within a parcel of a recreation ground and were discounted due to play pitches overlapping with the developable area or that the areas were well used informally by local residents; and,
 - Some sites were discounted as they would require development in the rear gardens of several private properties. Sites of this nature are problematic for plan making due to the large number of land owners required to make the site available.
- 2.11 The findings of the officer sift are disappointing compared to the potential set out in the Densification Study. However, it needs to be remembered that the study was undertaken at a high level and many sites identified in the study provide green spaces in the built up area forming both formal and informal areas for residential activities. For sites to be considered appropriate for the Local Plan they have to be suitable on planning matters, available for development and deliverable. For example the National Planning Policy Framework 2024 at paragraph 207 sets out that sites identified as being a Local Green Space, are sites that hold a particular

local significance to the local community, are demonstrably special to a local community on matters like beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and the character the site provides to the area as a whole.

- 2.12 The 4 sites set out in Appendix II as suitable for the HELAA will be assessed as part of the next HELAA update. The findings of the next HELAA will be presented to PTPWG at a later date along with any other new sites that have the potential for allocation in the Local Plan.

Identification of other new sites for the HELAA

- 2.13 Whilst the HELAA 2025 has just been published, like any stock take it will be subject to updating as planning policy matters update, sites gain planning consent outside of the Plan making system and new sites become made available to the Council.
- 2.14 The Council is not actively seeking new sites for the Local Plan due to the number already made available and assessed as potentially suitable in the most recent, published HELAA. However, until the Local Plan is at an advanced stage of drafting, there is both the legal requirement and opportunity to consider any new sites. Particularly where they meet the objectives of the Local Plan, for example on brownfield matters and/or offer alternative site options.
- 2.15 Whilst the Local Plan Regulation 18 consultation did not seek new sites for the Local Plan, this type of consultation is often used by promoters of sites to submit new sites not previously made available to the Council or to submit details on existing sites to inform the sites suitability.
- 2.16 The Regulation 18 consultation closed at 5pm 23 February 2026 and officers are currently reviewing submitted responses to identify any new sites for the HELAA or information that may change the HELAA suitability status of existing sites. Unlike the Densification Study sites any new sites will be subject to the full process of the HELAA as they have had no previous assessment. Any new sites from the Regulation 18 consultation found potentially suitable through the HELAA and any new information that changes the suitability of existing sites will be reported to PTPWG at a later date.
- 2.17 In discussions with the Council's Assets team two new urban brownfield sites SMC Ford, Crown Quay Lane, Sittingbourne and The Appleyard, Avenue of Remembrance, Sittingbourne have been identified as placed on the market for sale. Both sites promoters have contacted to determine whether the sites are available for consideration in the HELAA. If the sites are available and if found potentially suitable for the Local Plan will also be reported to PTPWG at a later date.

- 2.18 Whilst the officer sift of the Density Study Amber and Green sites has resulted in limited options there may be further options through the sites submitted during the Regulation 18 consultation and the two new market urban sites. At this stage it is not possible to provide any development potential from these sites as they will need to be tested through the HELAA. All new sites from these sources that are potentially suitable for the Local Plan will be reported to members for their consideration as allocations.
- 2.19 Seeking densification of the urban areas including making reuse of land that maybe redundant or derelict would align with national planning policy objectives. However, it is important to reflect that place making needs to be mindful of all policy objectives that include amongst other matters provision of accessible green spaces, opportunities for wildlife habitats and good design that provides a sense of place and embeds and enhances the character of an area. Resultantly, densification can offer opportunities to provide additional housing in urban areas but also needs to be sensitively considered to ensure the quality of place.
- 2.20 In terms of the scale of potential development sought from a site, the HELAA presented to members in January 2026 set out the dwellings and developable area per hectare assumptions used in site assessments (WPVA Table 9.1 and 9.2 below). The assumptions were developed with a view to the existing character of the boroughs urban areas whilst also seeking high densities in the most sustainable and well connected urban transport areas. The assumptions have informed the whole plan viability assessment to determine the likely deliverable of sites against the emerging policy requirements of the Local Plan.

Residential Density Assumptions (WPVA Table 9.1 page 153)

Situation	Density Assumption
Central Urban Areas	60 dwelling per ha
Wider Urban Areas	50 dwellings per ha
Greenfield Sites	30 to 40 dwellings per ha

Net Developable Area Assumptions (WPVA Table 9.2 page 153)

Site Size	Net Developable Area
0.15ha to 0.4ha	100%
0.4ha to 2.0ha	80%
2.0ha and above	70%

Conclusion

- 2.21 Whilst a sufficient quantity of sites have been recommended by PTPWG to Policy and Resources committee for allocation to allow Regulation 19 Local Plan drafting to commence, it is worth reviewing sites identified in the Densification Study and other new sites that may come forward. These new HELAA sites may offer members the opportunity to add in sites that will contribute to the brownfield development objectives and to build resilience to the supply of sites for the Local Plan as a whole (or to remove sites initially supported for allocation). Any new sites that are found to be potentially suitable through the HELAA will be reported to members for their consideration in the Regulation 19 consultation.

3. Recommendations

- 3.1 To note the Densification Study 2023.
- 3.2 To note the early indication of new sites for the Housing and Economic Land Availability Assessment.

4. Alternative Options Considered and Rejected

- 4.1 Both matters in this report concern informing members on the development of the Local Plan evidence base and are for noting with no decisions required.
- 4.2 Members could choose to not note the densification study. However choosing this option should be rejected as the study whilst high level provides a review of Council owned urban sites and identifies those that could have development potential.

5. Consultation Undertaken or Proposed

- 5.1 No formal consultation has been undertaken on the Densification Study as it forms part of the evidence base of the Local Plan Review. The Regulation 19 Local Plan will be subject to a period of formal consultation at which point comments will be invited on the Plan, its policies and the supporting evidence base.

6. Implications

Issue	Implications
Corporate Plan	The proposals in the report align with the following Corporate Plan action: • A Local Plan with local needs and capacity at its heart.

Financial, Resource and Property	The Local Plan work program is fully funded across a combination of base budget, committed reserves and a contribution from the Government's Local Plans Delivery Fund.
Legal, Statutory and Procurement	No implications identified at this stage
Crime and Disorder	No implications identified at this stage.
Environment and Climate/Ecological Emergency	No implications identified at this stage.
Health and Wellbeing	No implications identified at this stage.
Safeguarding of Children, Young People and Vulnerable Adults	No implications identified at this stage.
Risk Management and Health and Safety	No implications identified at this stage.
Equality and Diversity	No implications identified at this stage.
Privacy and Data Protection	No implications identified at this stage.
Local Government Reorganisation	The current Local Plan timetable expects the Local Plan to be submitted for its Examination in Public and to be adopted before local government reorganisation is expected to be complete.

7. Appendices

Appendix I: Densification Study 2023

Appendix II: Sift of Densification Study Amber / Green sites for HELAA



Swale Densification Study

February 2023

BPTW brings together specialisms in Architecture, Planning and BIM to transform not just physical spaces, but people's lives. Our work tells our story. We are bold. We are innovative. We care.

For over 30 years we have worked with many of the UK's leading developers and housing providers to create desirable new homes and places. With over 130 staff, our teams are made up of individual experts who cultivate a friendly, creative and collaborative partnership with everyone we work with. From start to finish, we are committed to deliver success on every measure.

BPTW. Together we transform people's lives.

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For further information contact:
Partner: Neill Campbell - ncampbell@bptw.co.uk

Introduction

Brief

BPTW have been appointed by Swale Borough Council (SBC) to assess a number of sites within the borough's ownership with a view to identify which sites might be suitable for residential development or densification.

Our initial scope is defined by the below two stages of work:

1.Traffic light assessment

A traffic light assessment of sites to categorise in relation to its development potential, with a desktop assessment of constraints of each site. Based on the assessment, each site will be ranked Red/ Amber/ Green based on its development potential, concluding with a high level quantum based on density assessment

2.Capacity studies

We assume that we undertake a more detailed capacity study on the 'Green' and 'Amber' sites, with greater development opportunity. The output of this stage would be a drawn capacity study with an indication of massing, which test the previous density assumptions, and accommodation schedules



Map of Swale Borough

Aerial view of Sittingbourne

Sites overview

An overall number of 186 sites and land ownership boundaries have been identified.

Our process

Our team have organised the sites into eleven ward boundaries within Swale to enable a more manageable assessment of sites within their geographic context. The first stage of assessment focused on whether the physical attributes of each site and its local context would preclude site densification. Assessment was based on a desktop review from aerial and street view mapping to remove unviable sites.

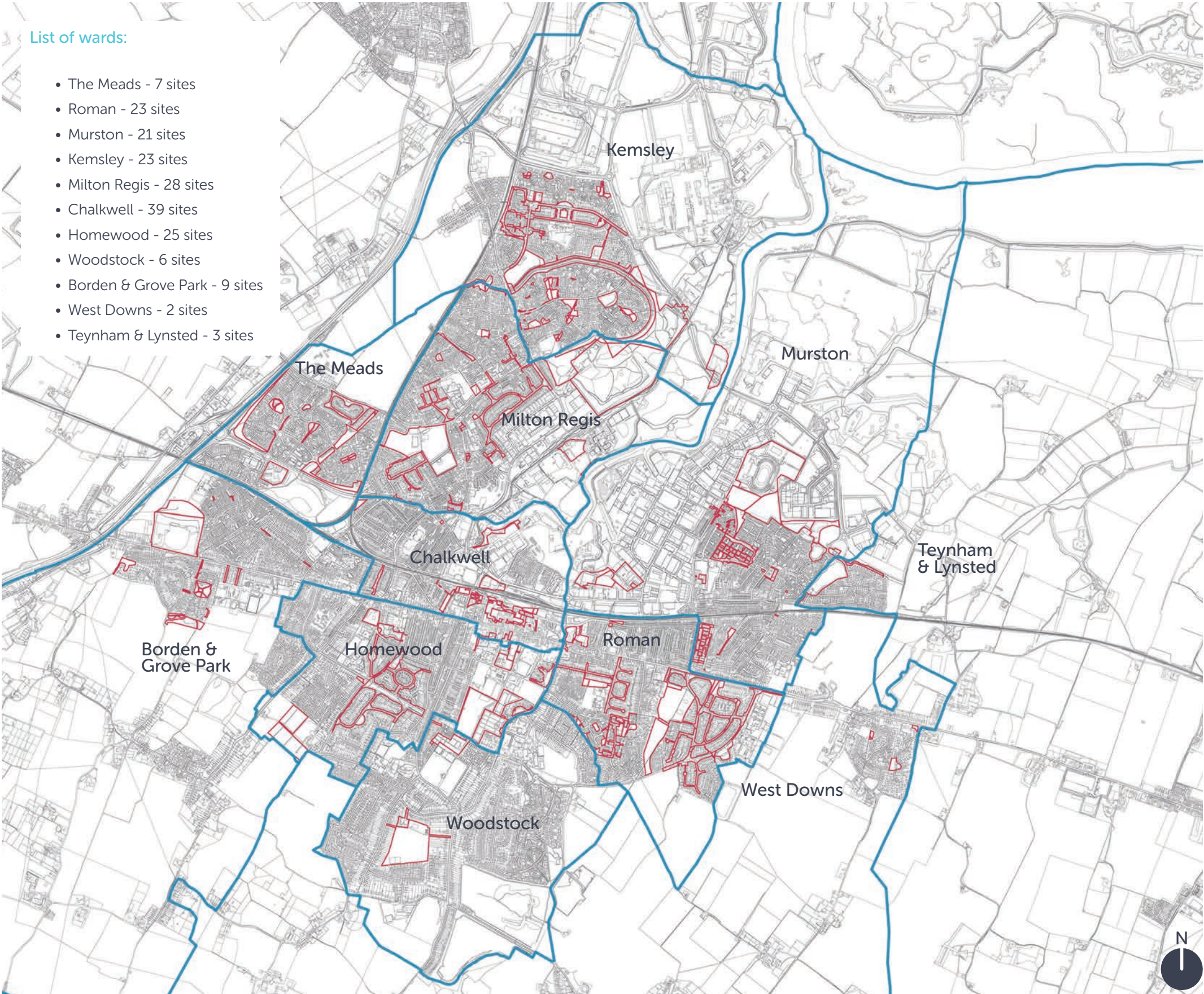
Through this process, most sites have been excluded due to typical physical characteristics that would preclude development, such as the scale or size of the site, its current use (such as being a recently developed site, use as a street for local access or open space) and/or surrounding context (such as fronting/ adjacent residential uses that require access or overlook a site).

Those sites that have not been excluded will be identified as having possible development potential, and each will be further assessed to understand the status of each site, including planning designation, formal use and flood risk. Through this process, sites will likely have development potential, but may face planning constraints or other issues. Therefore, our team will identify the site opportunities, including those to enhance local public realm, access and landscaping, as well as constraints. As part of this process, our team will identify wider opportunities to enhance the local place where densification may provide wider benefits.

The above assessment process will identify a range of sites with residential development or densification potential. Through collaboration with SBC, our team will bring forward capacity studies of sites that are more conducive to densification, which will reflect the green sites.

Key

- Site boundary
- Ward boundary



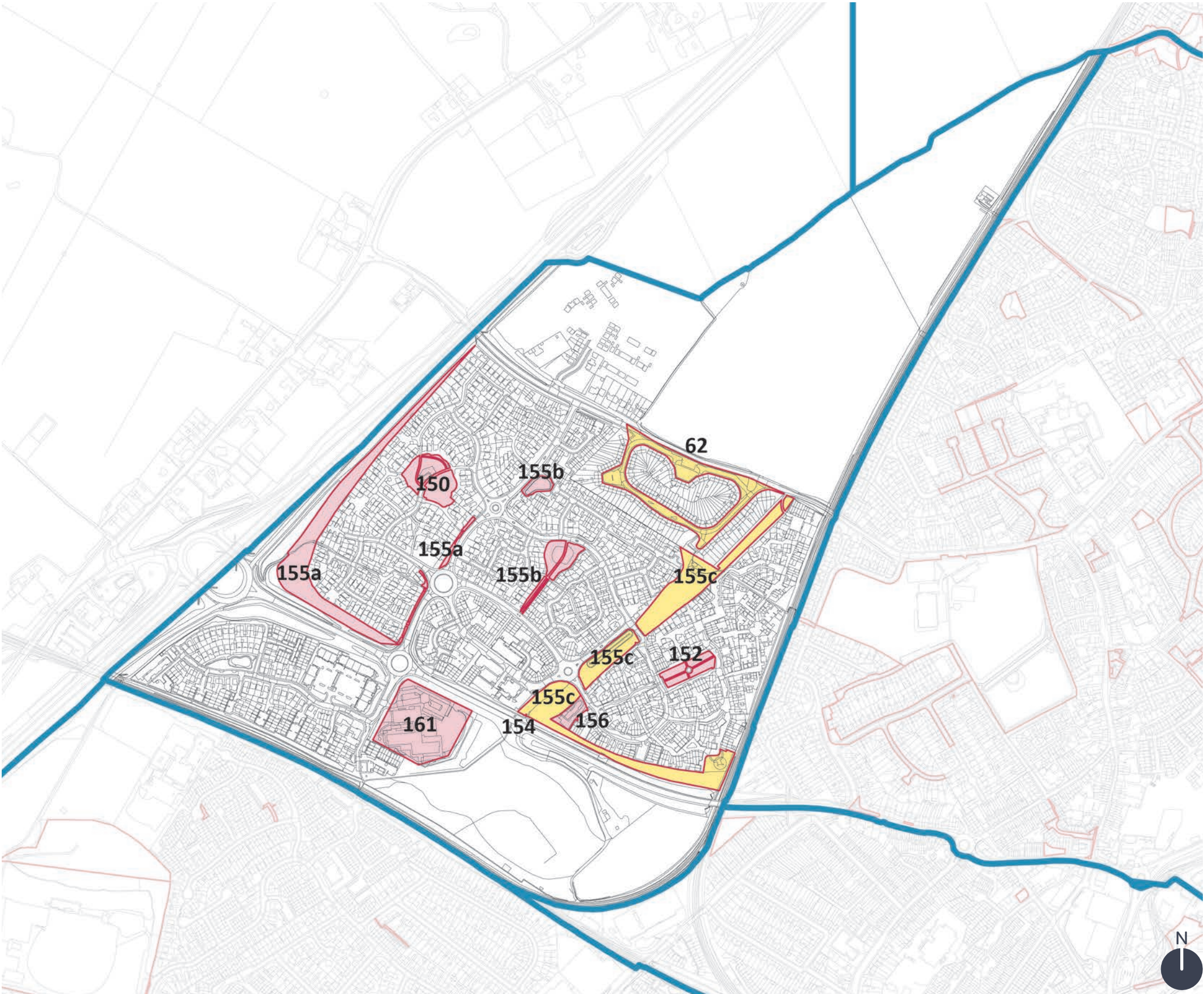
The Meads

Overview

The Meads ward is located to the west of Sittingbourne and contains 7 sites. These are:

- Site 62
- Site 150
- Site 152
- Site 154
- Site 155a, 155b, 155c
- Site 156
- Site 161

Through the traffic light analysis, we have identified a range of sites that could be intensified, as illustrated by the adjacent plan.



Key

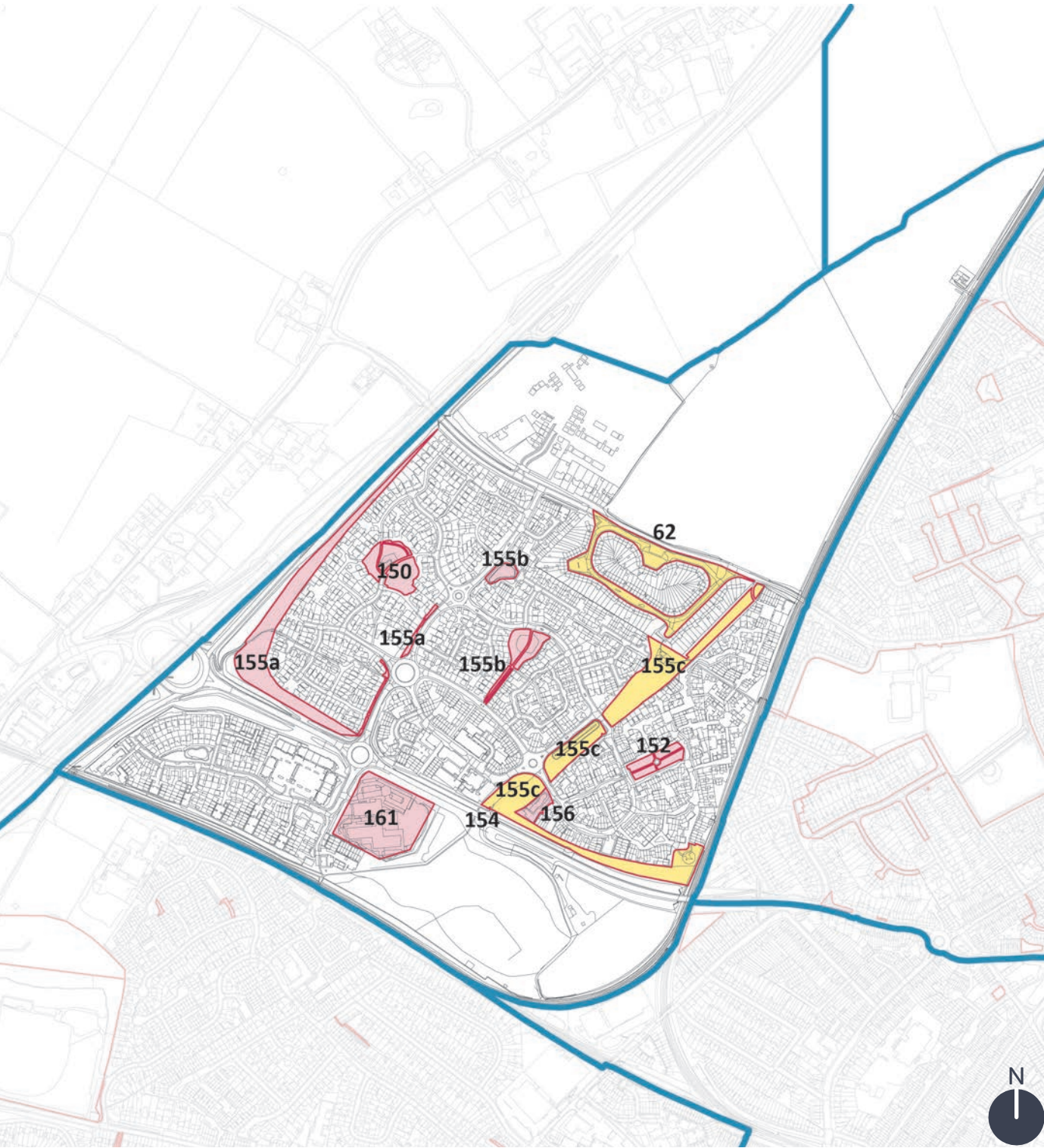
- Ownership boundary of red sites
- Ownership boundary of amber sites
- Ward boundary

Schedule of sites

During the assessment process, our team identified the type of site, name and/or description of the site and commentary on its physical attributes and/or context to determine which sites are not suitable for densification.

Within The Meadows ward, site 62 and 155c are possibly conducive to densification.

Key Map

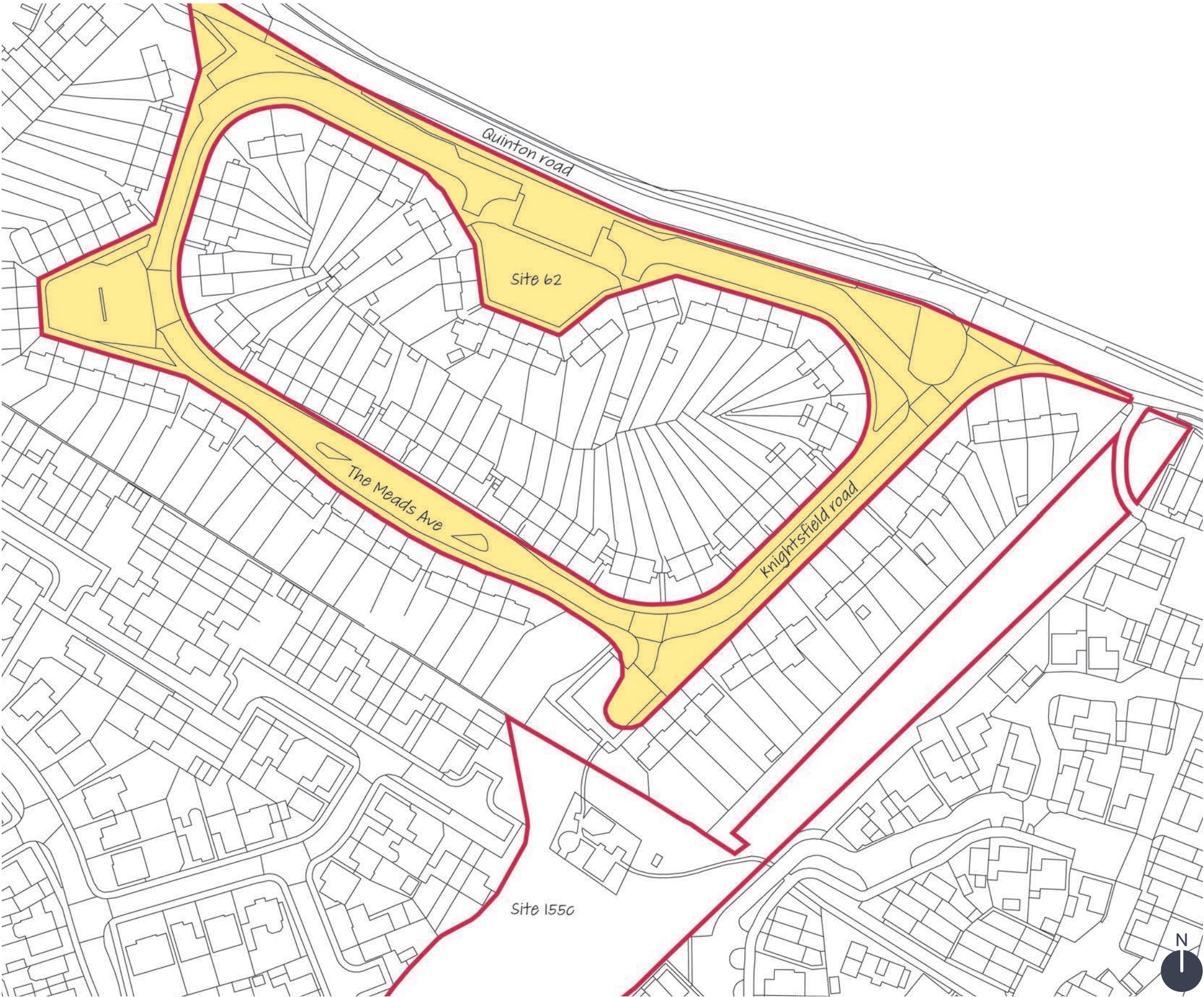


Ward	Map Ref No.	Area_Hectares	Type	Name/description	Initial comments	No/Yes/Maybe
The Meadows	62	1.13287806	Verges	Large verge between Quinton Road and The Meadows Avenue	Visual amenity and hardscape spaces that could allow for small scale intensification between a neighbourhood green and as a corner gateway between existing residential and farmland beyond. Potential to enhance the public realm in area, with street trees/ formalise or enhance street car parking.	Maybe
The Meadows	150	0.521854371	Open space	Neighbourhood greens and green links within a neighbourhood	One site is wooded with grass and half of it has potential for intensification to put a front to the green link/ open space, but with trees and community opposition, likely unrealistic	No
The Meadows	152	0.242320852	Open Space	Moonstone Square	Central neighbourhood green square, not a site	No
The Meadows	154	8.53E-05	Open Space	Tiny dot of land on greenlink between neighbourhoods	Site too small for development	No
The Meadows	155	4.550075014	Large landscape edge	155a - Sloping, wooded buffer landscape between residential and A249/ B2006	Wooded landscape with a pedestrian route linking across A249. Slight possibility of very limited infill, however noise and topography issues likely difficult to overcome.	No
				155b - Neighbourhood green and pedestrian access route between Jacinth Drive and Argent Way	Central neighbourhood green and wooded landscape with a pedestrian route, not a site	No
			Open space	155c - Greenlink between neighbourhoods linking to The Meadows Community Woodland	A middle link has the potential to better link adjacent neighbourhoods, introduce a small infill (possibly) and provide better overlooking, but this would require insentification in an area of open space. Potential to enhance this open space, introduce better/more ped paths and reprovide play space	Maybe (as part of site 62)
The Meadows	156	0.156763155	Community Centre	Site of the recently built The Meadows community centre	Recently built community centre, so not a site	No
The Meadows	161	1.55791742	School	Recently built Aspire School	Site is not a site as the Aspire School has been recently built	No

Site 62

Site 62, highlighted in the adjacent plan, encompasses the streetscape of The Meadows Avenue and Knightsfield Road that services the fronting residential homes, includes open spaces and fronts onto Quinton Road to the north.

There is a pedestrian connection to the adjacent site to the south east (site 155c).



Site 62 & 155c aerial view

Key

 Ownership boundary of amber site

Existing site plan of site 62 & 155c

Site 62 & 155c: Street Views



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Key Map



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Constraints & Opportunities

The following areas are highlighted for its public realm and development potential:

Area A:

A wide verge that sits between a local neighbourhood green square and Quinton Road to the north, the site has the potential to create a sense of enclosure on the northern frontage of the square. Additional landscape enhancements to the square could benefit the local area.

Area B:

A wide verge could act as a positive gateway to Knightsfield Road, with a local bus stop on its northern edge. Site constraints including irregular shape, electric wires and sense of being quite exposed would undermine residential amenity on this site, and therefore new public realm and planting could enhance the site to create a welcoming gateway and address anti-social car parking.

Area C:

This area is technically outside of the study boundary, however the local open space and barricaded car park present and opportunity to link site 62 and 155c with new development to provide additional 'eyes on the street', improve local pedestrian and cycle links and create a stronger landscaped space that leads toward The Meadows Community Woodland.

Area D:

An area that likely in the past may have been planted, is currently a large tarmac area for car parking. Enhanced landscaping, which may include pavement trees, could help to enhance this area and bring more greenery into this key corner of the site ownership.

Key

-  Potential intensification
-  Potential public realm improvement
-  Potential intensification outside of boundary
-  Potential area
-  Pedestrian routes
-  Vehicular routes
-  Vehicular access
-  Area outside of site boundary

-  Level difference
-  Play space
-  Potential views
-  Green link
-  Frontages
-  Existing unknown development on site
-  Existing line of trees
-  Site boundary



Constraints & Opportunities Diagram

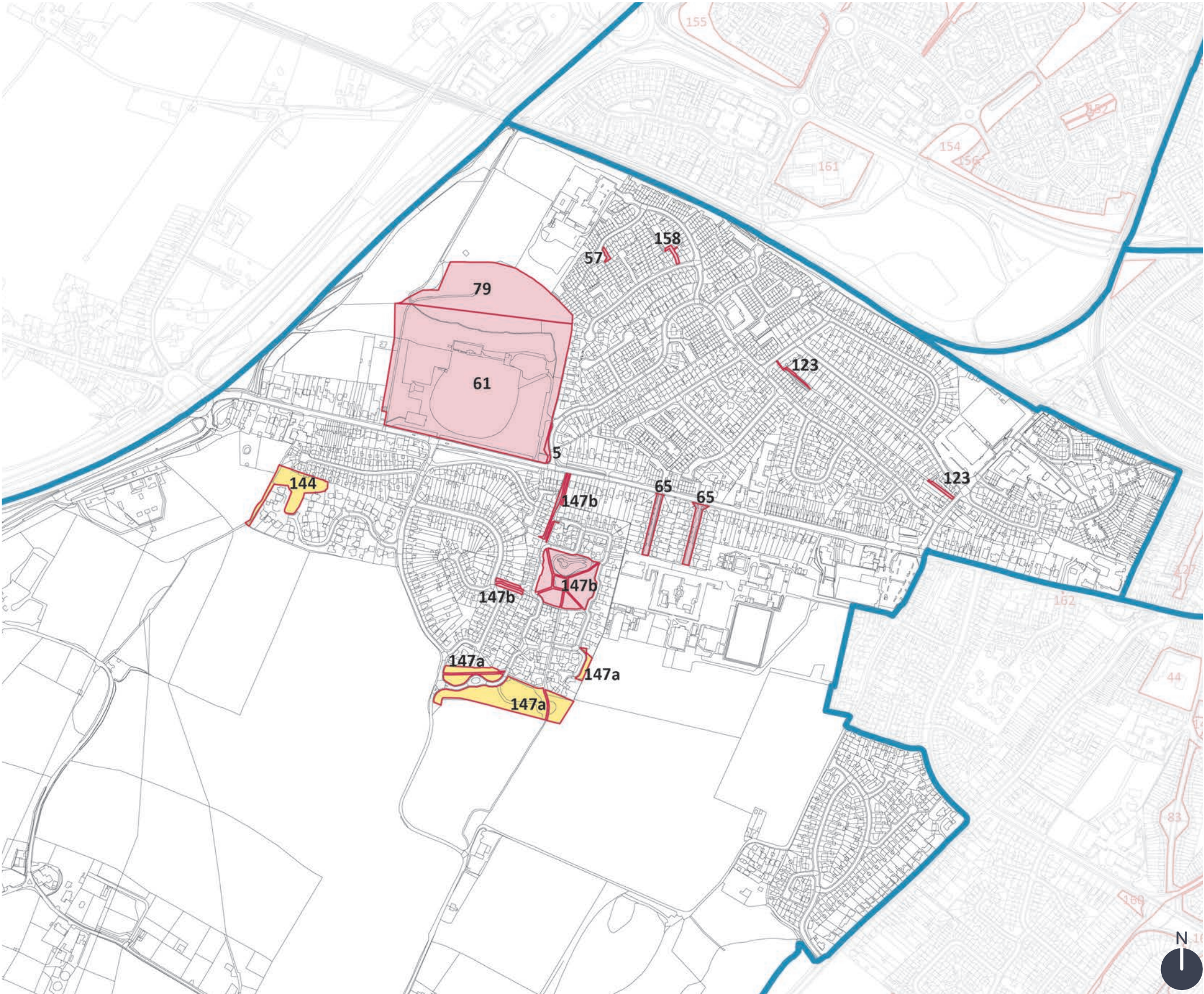
Borden & Grove Park

Overview

Borden & Grove Park ward is located to the south-west of Sittingbourne and contains 9 sites. These are:

- Site 5
- Site 57
- Site 61
- Site 65
- Site 79
- Site 123
- Site 144
- Site 147a, 147b
- Site 158

Through the traffic light analysis, we have identified a range of sites that could be intensified, as illustrated by the adjacent plan.



Key

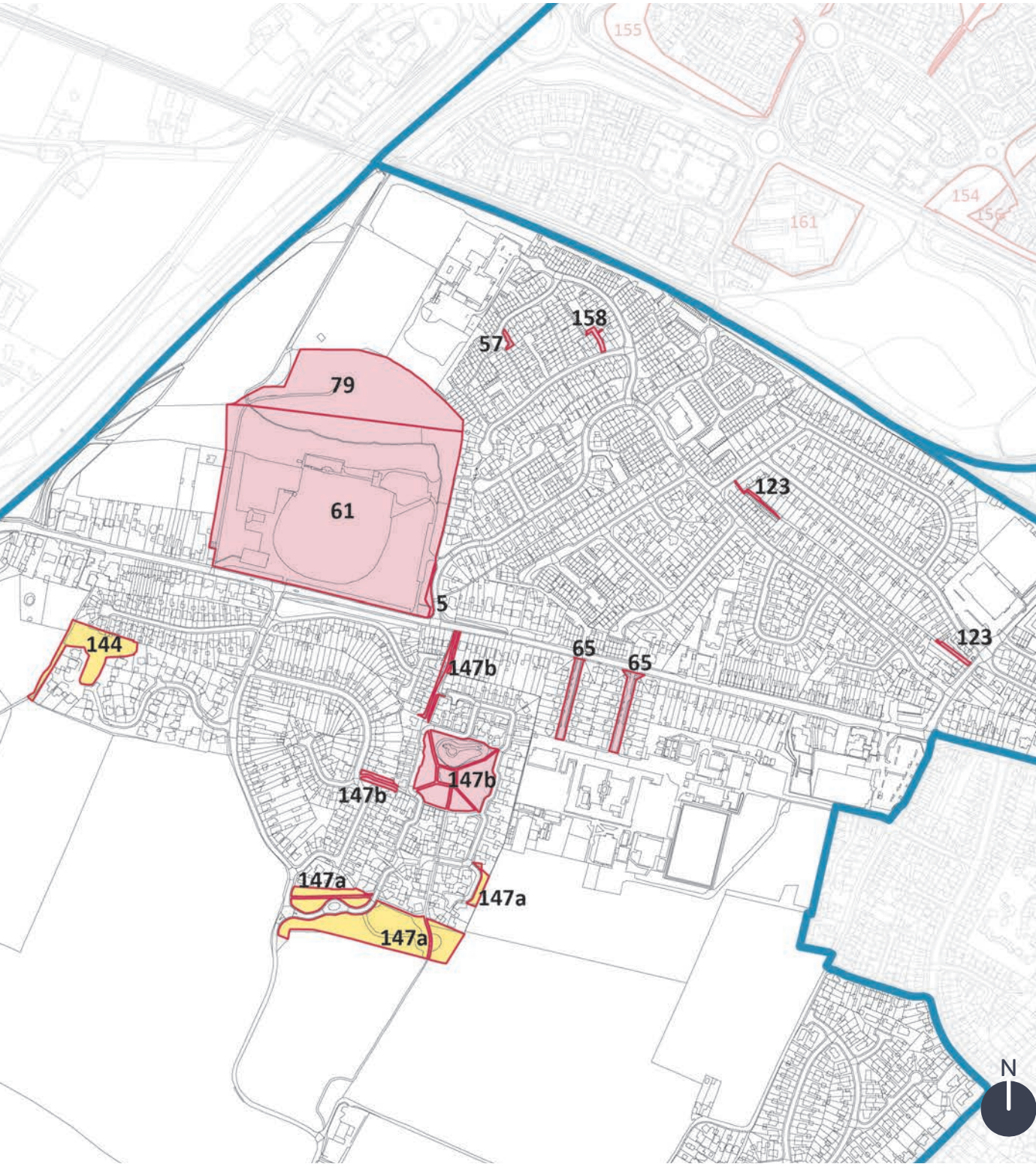
- Ownership boundary of red sites
- Ownership boundary of amber sites
- Ward boundary

Schedule of Sites

During the assessment process, our team identified the type of site, name and/or description of the site and commentary on its physical attributes and/or context to determine which sites are not suitable for densification.

Within the Borden & Grove Park ward, site 144 and site 147a are possibly conducive to densification. Site 147 has been split into 147a which includes the parcels of land to the south and 147b which includes the parcels of land to the north.

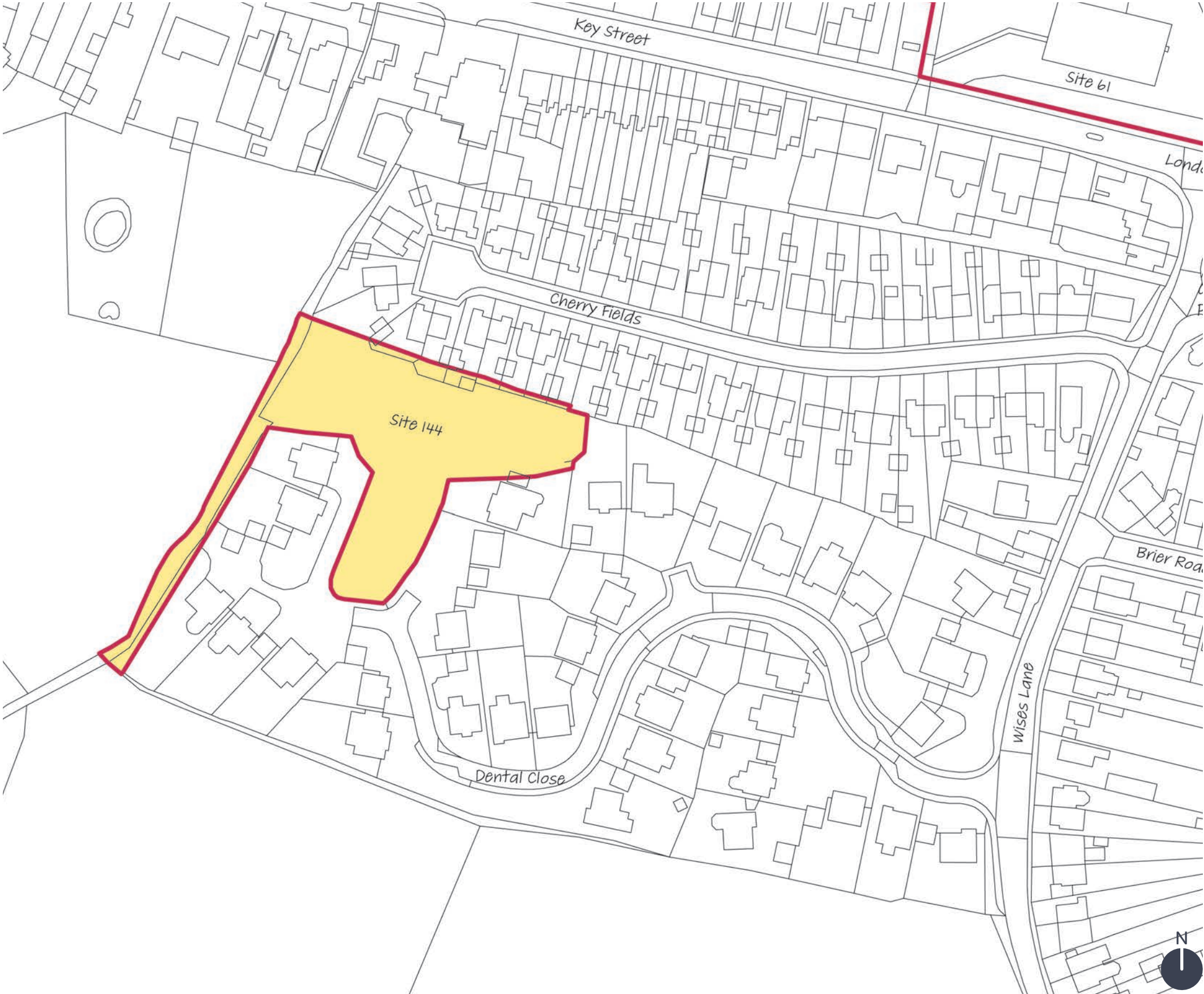
Key Map



Ward	Map Ref No.	Area_Hectares	Type	Name/description	Initial comments	No/Yes/Maybe
Borden & Grove Park	5	0.02983671	Open space	Landscaped verge between Gore Park and Sandford Road/ A2	Treed open space perceived as part of Gore Park	No
Borden & Grove Park	57	0.012876977	Verge	Verge between Wellington Road cul-de-sac and end of terrace	circa 3.5m width of verge precludes use for intensificaiton	No
Borden & Grove Park	61	6.967428142	Open space	Gore Park and Rose Hill Woods	Recreation field - Sittingbourne Rugby Club, Hockey Club	No
Borden & Grove Park	65	0.257512815	Streetscape	Newlands Avenue and Westlands Avenue	Two treed streetscapes, unsuitable for any development	No
Borden & Grove Park	79	1.814004936	Open space	Gore Park and Rose Hill Woods	Mature woodland	No
Borden & Grove Park	123	0.039263483	Access routes	Access route to garages from Wentworth Drive near Gadby Road and from Staplehurst Road near Gadby Road	Access likely still required and without wider redevelopment, constraints to preclude intensification	No
Borden & Grove Park	144	0.41989285	Open space	Neighbourhood green and woodland at the end of Dental Close	Partial development possible keeping central green, but likely with strong resistance. Access limited through private drives	Maybe
Borden & Grove Park	147	2.046966024	Open space	147a - Wooded landscape gateway to Maylam Gardens	Limited development possible to south of Maylam Gardens, likely strong opposition. Green acts as a buffer between residential land and agriculture to the south. Landscape green links and central neighbourhood green are not suitable sites for intensification.	Maybe
			Open space	147b - Maylam Gardens square	Neighbourhood green and play ground with fronting homes, not a site	No
Borden & Grove Park	158	0.023132159	Streetscape	Entrance to shared car park/ garages off Clive Road	Access and use to remain to access garages, car parking	No

Site 144

Site 144 is located at the end of Dental Close. It encompasses a woodland area to the north of the site and an open area of amenity serving the adjacent homes to the south of the site.



Existing site plan of site 144



Site 144 aerial view

Key

Ownership boundary of amber site

Site 144: Street Views



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Key Map



Constraints & Opportunities

The highlighted area offers potential for a partial development to the north of site 144.

Site Potential

- Development overlooking existing green completing the cul-de-sac housing arrangement. Development potential for:
 - Traditional detached houses
 - Circa 4 homes
- South-facing views out onto the existing central green
- Addition of active frontage and natural surveillance over existing green

Site Constraints

- Existing woodlands and boundary trees to the west
- Limited access to the development through the private drives at the end of Dental Close
- Potentially strong opposition due to the removal of the existing woodlands on site.



Constraints & Opportunities Diagram

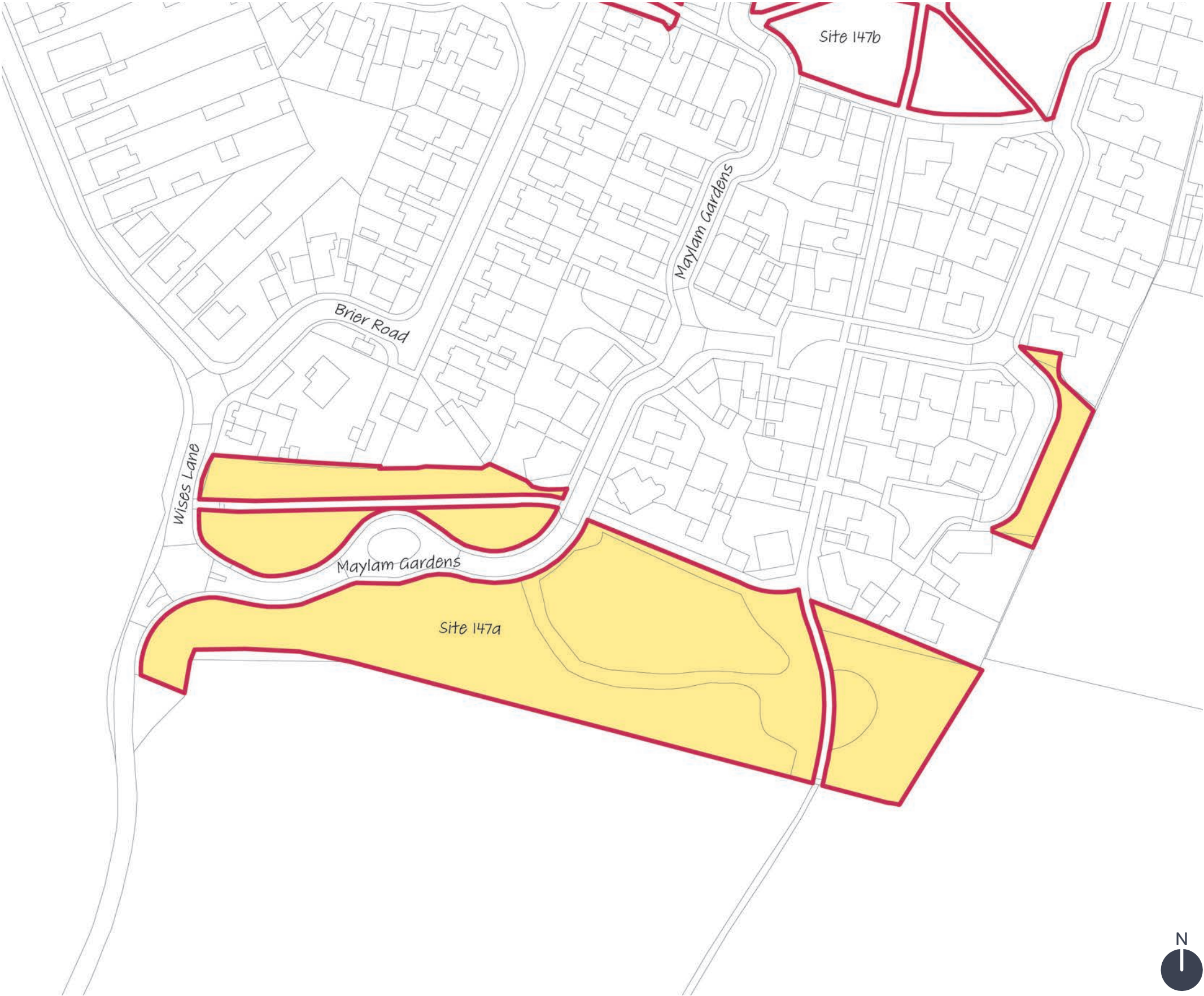
Key

- ✱ Potential intensification
- ▭ Potential area
- ▭ Potential frontages
- ⋯ Pedestrian routes
- - - Vehicular routes
- Private drive
- ▴ Vehicular access
- Potential views
- ▭ Frontages
- Existing boundary trees
- ▭ Existing landscape
- ▭ Existing forest
- Site boundary

Site 147a

Site 147a highlighted in the adjacent plan is divided into three parts:

- A large woodland towards the south of Maylam Gardens acting as a buffer between the residential land to the north and agricultural land to the south.
- A small wooded area between Brier Road and Maylam Gardens with a pedestrian right of way cutting across the site boundary.
- A small green area with trees to the east of houses on Maylam Gardens.



Site 147a aerial view

Key

 Ownership boundary of amber site



Existing site plan of site 147a

Site 147a: Street Views



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Key Map



Constraints & Opportunities

The highlighted area offers a potential for a limited development to the south of Maylam Gardens.

Site Potential

- Potential for development on large wooded area towards the south of Maylam Gardens completing the existing urban grain. Development potential for:
 - Traditional detached houses
 - Circa 4 homes
 - South facing views out onto wooded area
 - Addition of active frontage and natural surveillance over existing footpath to the south and to the east

Site constraints

- Likely strong resistance due to removal of existing forest in the eastern area of the site
- Potentially strong opposition due to development within Local Green Spaces (DM18)
- Overlooking from adjacent houses to the north of the site.
- Lack of vehicular access to east side of development

Key

-  Potential intensification
-  Potential area
-  Potential frontages
-  Pedestrian routes
-  Vehicular routes
-  Vehicular access
-  Frontages
-  Existing landscaping
-  Designated Local Green Space
-  Existing forest
-  Site boundary



Constraints & Opportunities Diagram

Milton Regis

Overview

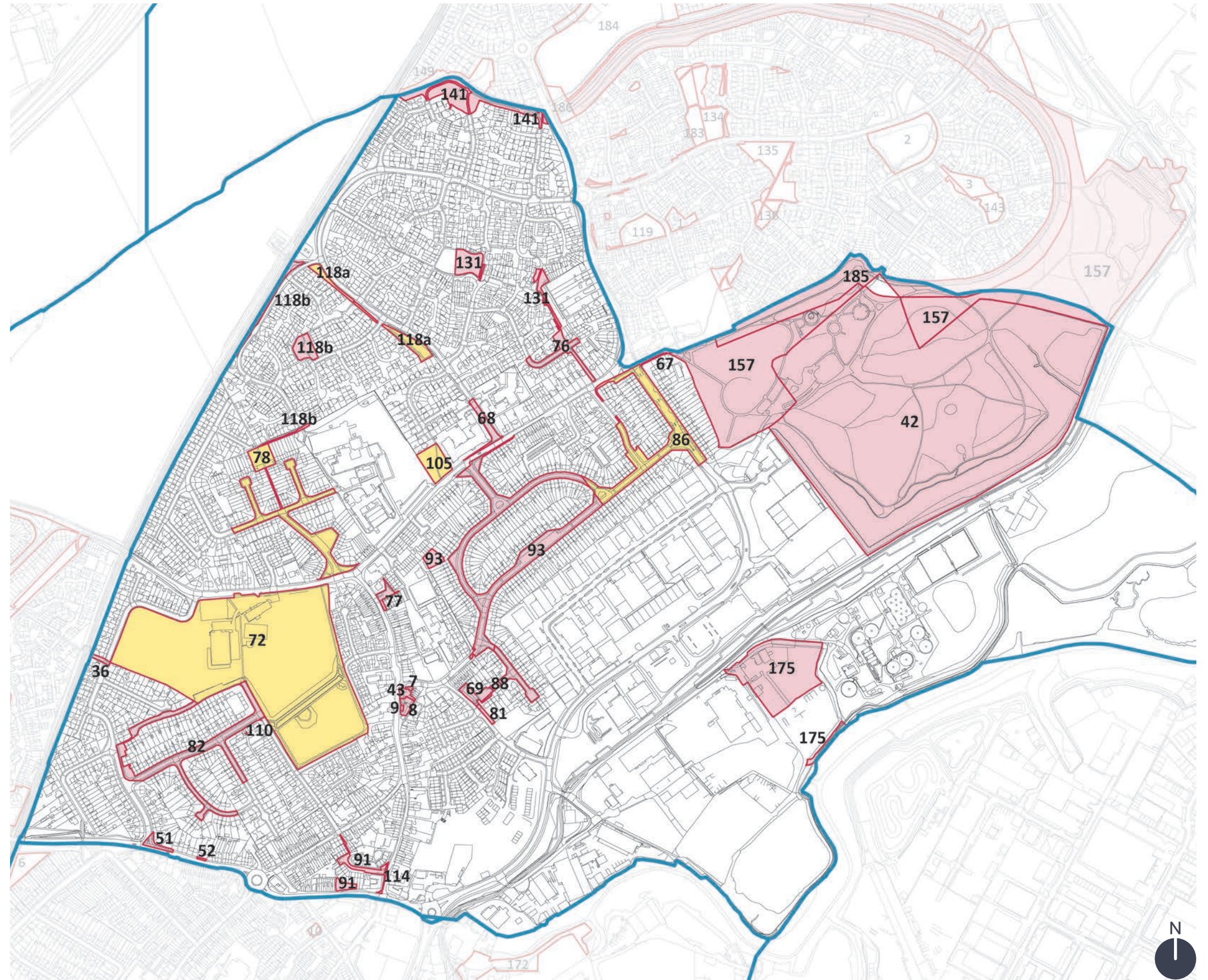
The Milton Regis ward contains 28 sites. These are:

- Site 7
- Site 8
- Site 9
- Site 36
- Site 42
- Site 43
- Site 51
- Site 52
- Site 67
- Site 68
- Site 69
- Site 72
- Site 76
- Site 77
- Site 78
- Site 81
- Site 82
- Site 86
- Site 88
- Site 91
- Site 93
- Site 105
- Site 110
- Site 114
- Site 118
- Site 131
- Site 141
- Site 175

Through the traffic light analysis, we have identified a range of sites that could be intensified, as illustrated by the adjacent plan.

Key

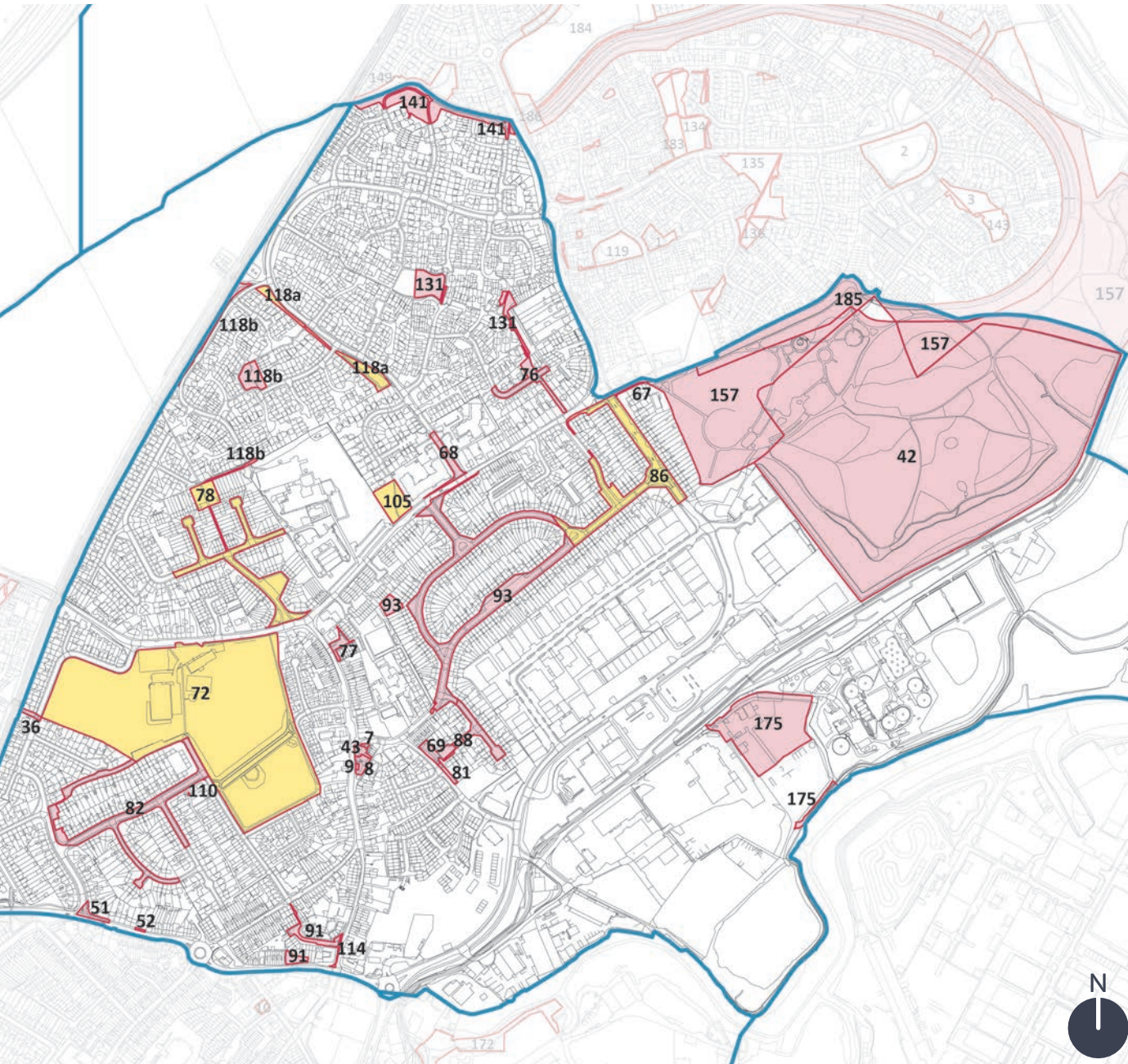
- Ownership boundary of red sites
- Ownership boundary of amber sites
- Ward boundary



Schedule of Sites

During the assessment process, our team identified the type of site, name and/or description of the site and commentary on its physical attributes and/or context to determine which sites are not suitable for densification.

Within the Milton Regis ward, sites 72, 78, 86, 105 and 118a are possibly conducive to densification. Site 118 has been split into 118a which includes parcels of land to the east and 118b which includes parcels of land to the west.



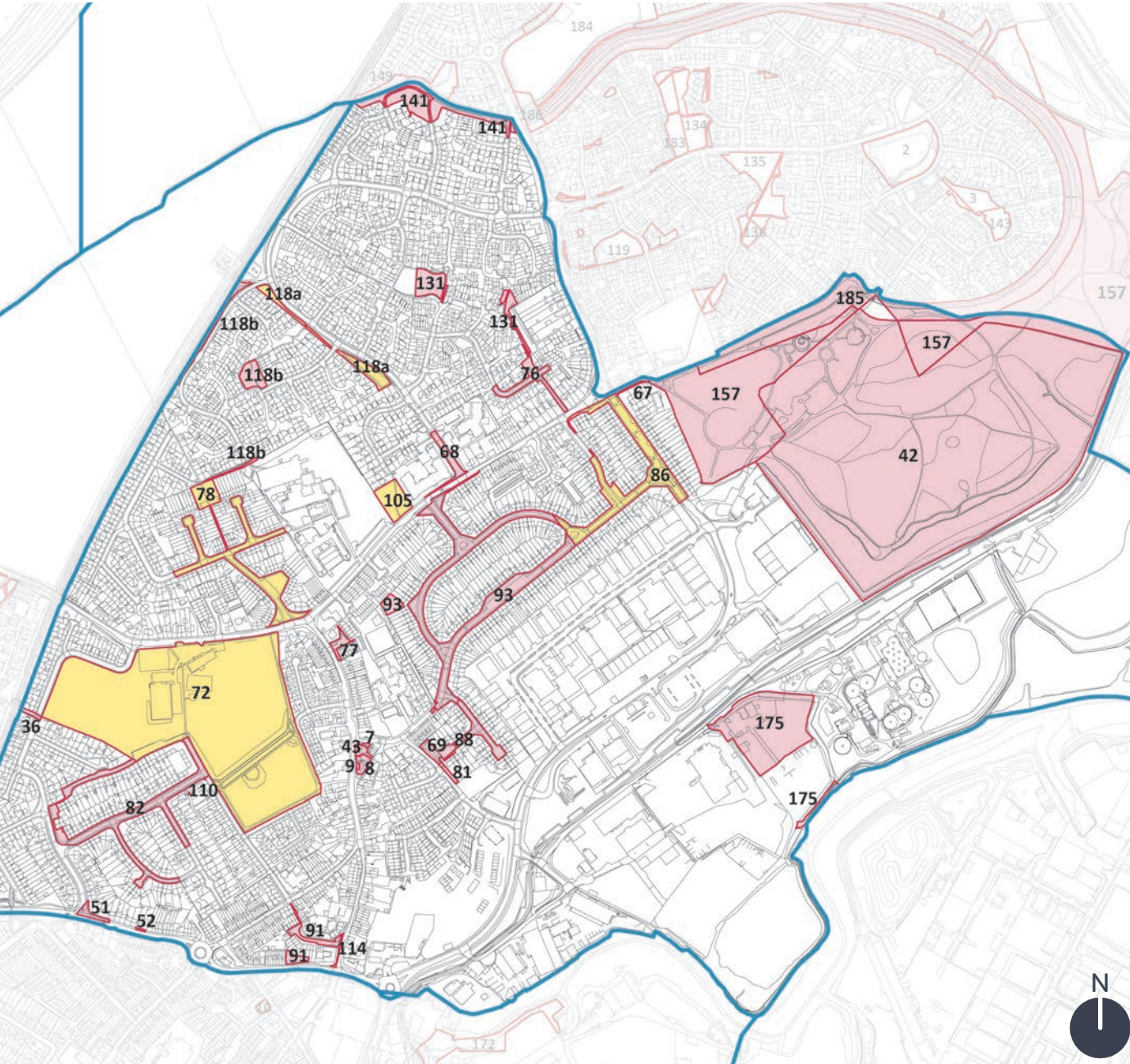
Ward	Map Ref No.	Area_Hectares	Type	Name/description	Initial comments	No/Yes/Maybe
Milton Regis	7	0.007195443	Streetscape	Streetscape along Brewery Road	Small site provides pedestrian route, not a site	No
Milton Regis	8	0.004764974	Streetscape and access route	Open space behind museum and access route along Cross Lane		
Milton Regis	9	0.051139058	Museum	Milton Regis Court Hall Museum	Museum is not a site	No
Milton Regis	36	0.023584639	Open space	Pedestrian route and grass linking Laxton Way to Bismuth Drive via a stair crossing at the railway	Grass landscape area is only 4.5m wide, which is too small for infill and provides visual link towards the pedestrian path, therefore not a site	No
Milton Regis	42	17.42741157	Open space	Part of Milton Creek Country Park	Country Park is not a site	No
Milton Regis	43	0.036765013	Streetscape	Streetscape along High street and Milton car park	Car park to be retained, streetscape functions as street, not a site	No
Milton Regis	51	0.04954984	Streetscape	On street car parking and landscape along Howard Avenue	Small site provides car parking and landscape for the end of Howard Avenue, therefore to be retained	No
Milton Regis	52	0.005124837	Streetscape or front garden	Small ownership along Staplehurst Road	Site too small for development, and forms part of the streetscape or a front garden that is used for car parking, therefore not a site	No
Milton Regis	67	0.009595131	Open space	Open space forming part of Milton Creek Country Park and part of neighbourhood green with fronting homes	Country Park not a site, nor the neighbourhood green	No
Milton Regis	68	0.106620333	Streetscape	Attlee Way Streetscape	Portion of Attlee Way, not a site	No
Milton Regis	69	0.100774354	Streetscape	Streetscape along Musgrave Road and on street parking along Cooks Lane	On street parking to be retained and streetscape that functions as street, not a site	No
Milton Regis	72	7.861135497	Open space	Milton Recreation Ground site	Likely no infil potential, however should there be interest to introduce homes that front onto the south western portion of the grounds, this could repair the only non-front facing edge to the site.	Maybe but unlikely
Milton Regis	76	0.197355494	Streetscape and open space	Streetscape along Diligent Drive, access route and neighbourhood green		
Milton Regis	77	0.059120671	Streetscape	Sporthill Close street, parking and landscape	Streetscape with houses fronting onto the close, not a site	No
Milton Regis	78	0.866522972	Streetscape and open space	Streetscapes along Middletune Ave, Newbridge Ave, Glenbrook Grove and Milbourne Grove; pedestrian links and green open space	The streetscapes that function as streets are not sites, nor are the pedestrian links that provide access. However, the northern green square is an open space where new development and enhanced landscape could provide greater legibility and overlooking to an enhanced green space. Additional corner greenspaces on Middleton Ave, outside of Council ownership, could also be intensified	Maybe

Schedule of Sites

During the assessment process, our team identified the type of site, name and/or description of the site and commentary on its physical attributes and/or context to determine which sites are not suitable for densification.

Within the Milton Regis ward, sites 72, 78, 86, 105 and 118a are possibly conducive to densification. Site 118 has been split into 118a which includes parcels of land to the east and 118b which includes parcels of land to the west.

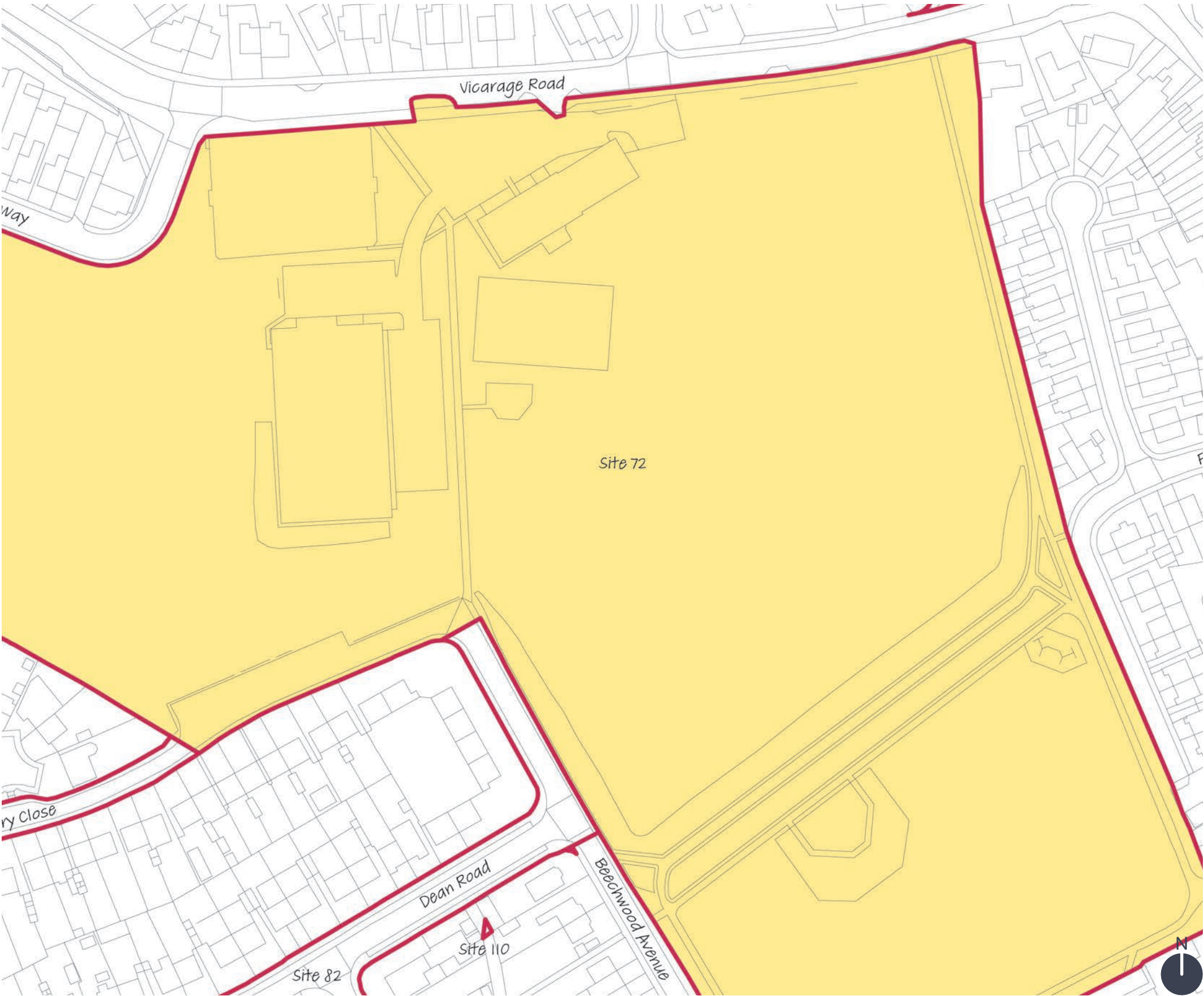
Page 38



Ward	Map Ref No.	Area_Hectares	Type	Name/description	Initial comments	No/Yes/ Maybe
Milton Regis	81	0.01754163	Streetscape	On street car parking along Cooks Lane	Narrow site provides on street car parking along Cooks Lane, therefore to be retained	No
Milton Regis	82	0.836075255	Streetscape	Streetscape along Cherry Close, Beechwood Avenue, Dean Road, Windmill Road, Chappell Way and Larkfield Ave	Whilst the streetscape is not a site, some fronting homes provide small infill sites at Cherry Cl/ beechwood Ave and Beechwood Ave/ Dean Road. To consider if Council owns these plots/ homes.	No - But to look further
Milton Regis	86	0.915394412	Streetscape and open space	Streetscape along Langley Road, Trinity Road and Saffron Way and fronting landscaped areas	A small scale opportunity to densify the corner of Trinity Road/ Langley Road, however the site is constrained by a fronting 1st floor window and pedestrian route.	Maybe
Milton Regis	88	0.192086073	Streetscape	Streetscape along Musgrave Road	Streetscape that functions as street, not a site	No
Milton Regis	91	0.139800882	Streetscape and open space	Streetscape along Kings Mill Close, access route and open green along St Paul's Street B2006		
Milton Regis	93	1.4093217	Streetscape	Streetscapes of Court Road and Regis Close	The site offers opportunities to enhance the quality of the streetscape and landscaped areas by introducing street trees	Maybe
Milton Regis	105	0.232258868	Open space	An open space that provides a pedestrian link between North Street and Wyvern Close	The access route for pedestrians could be re-routed and the site could become a development site, potentially retaining an element of public open space	Maybe
Milton Regis	110	0.000929174	Access route	Micro site along rear pedestrian access route off Dean Road	Too small to be a site and is part of a wider access route	No
Milton Regis	114	0.014247317	Streetscape	Pedestrian route along High Street	Site is providing pedestrian link, not a site	No
Milton Regis	118	0.495017891	Open space	118a - Neighbourhood green square and verge along Attlee Way and Volante Drive	Wider portions of the Attlee Way verge could be developed, although likely access and overlooking issues to be addressed	Maybe
			Open space	118b - Neighbourhood green between Alexandra Close and Richmond Drive	Neighbourhood square with homes overlooking, not a site	No
Milton Regis	131	0.278333284	Open space	Neighbourhood green square	Green square with fronting homes, not a site	No
Milton Regis	141	0.52419264	Open space	Neighbourhood green along Eclipse Drive and Eleanor Drive	Neighbourhood green with fronting homes, not a site	No
Milton Regis	175	1.483282302		Kent Auto Salvage		

Site 72

Site 72 highlighted in the adjacent plan encompasses an open space forming part of the Milton Recreation Ground site. The study focuses on the north eastern area of the site.



Existing site plan of site 72



Site 72 aerial view

Key

Ownership boundary of amber site

Site 72: Street Views



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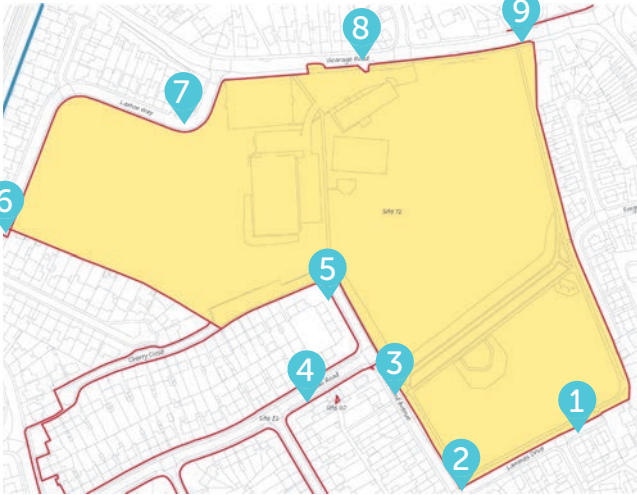


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Key Map



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Constraints & Opportunities

The highlighted area offers potential for development to the north east edge of site 72.

Site Potential

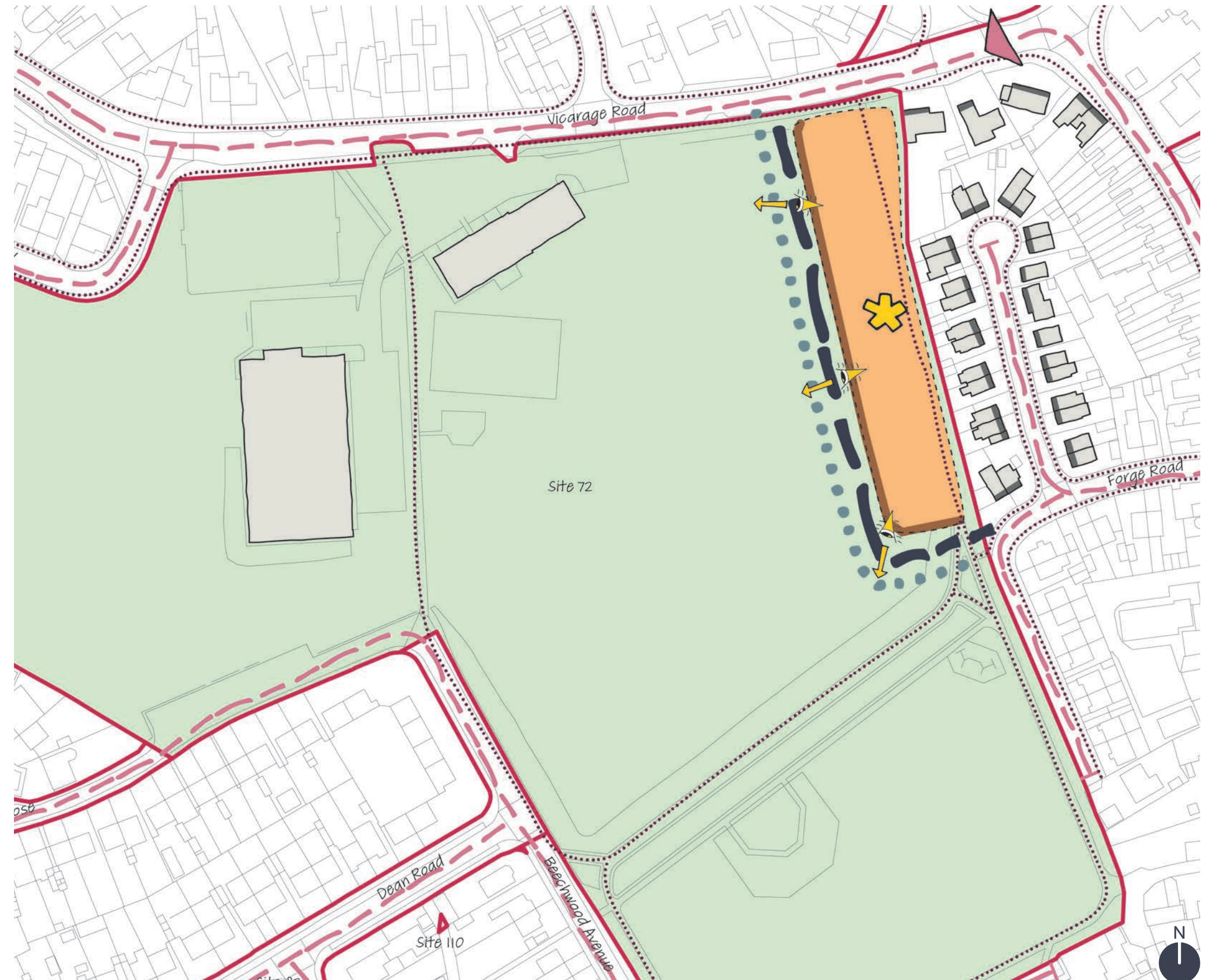
- Development overlooking the existing green space, part of the Milton Recreation Ground. Development potential for:
 - Traditional semi-detached houses
 - Circa 16 homes
- South west facing views out onto open green
- Repairing non-frontal facing eastern edge of the site
- Addition of potential vehicular access to development linking Vicarage road and Forge road and re-routing pedestrian access

Site Constraints

- The northern portion of site 72 is in flood zone 3a
- Likely strong resistance due to reduction in green space
- Northern part of the site is located within a flood zone 2 & 3

Key

-  Potential intensification
-  Potential area
-  Potential frontages
-  Potential views
-  Existing pedestrian routes
-  Existing vehicular routes
-  Vehicular access
-  Potential pedestrian route
-  Potential vehicular route
-  Frontages
-  Existing landscaping
-  Site boundary

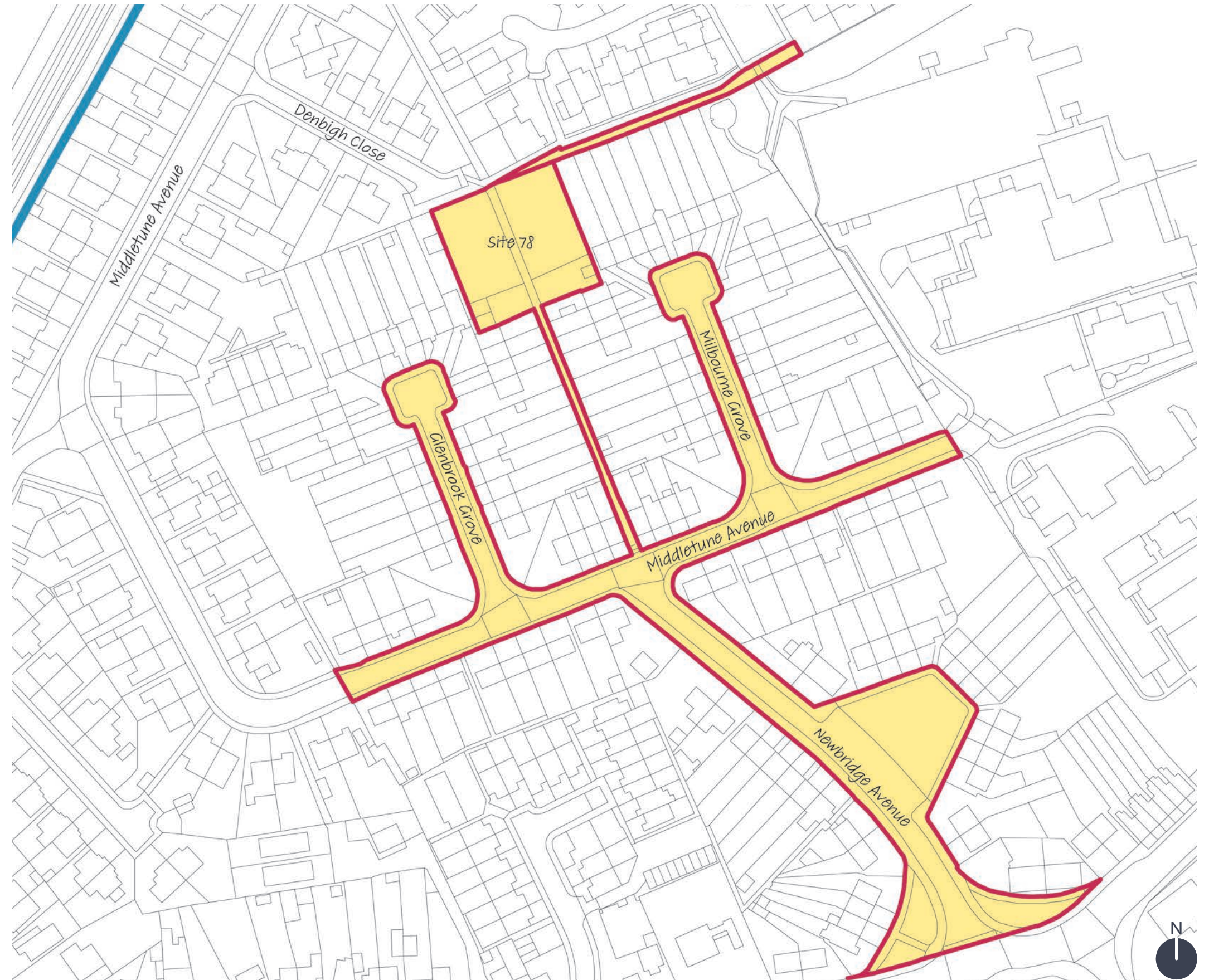


Constraints & Opportunities Diagram

Site 78

Site 78 highlighted in the adjacent plan encompasses the following:

- Streetscape to the south of the site which encompasses Middletune Avenue, Newbridge Avenue, Glenbrook Grove, Milbourne Grove and associated pavements and verges.
- A neighbourhood open green space at the end of Denbigh Close
- Pedestrian links providing access between the open green space to the north of the site and Middletune Avenue to the south



Site 78 aerial view

Key

Ownership boundary of amber site

Existing site plan of site 78

Site 78: Street Views



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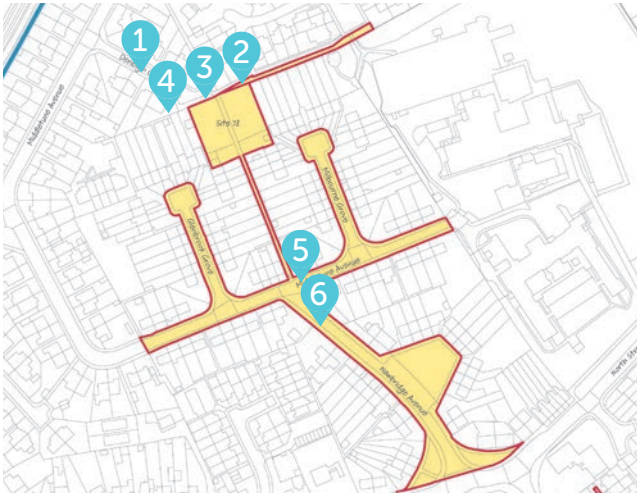


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Key Map



Constraints & Opportunities

The highlighted area offers potential for a new development and an enhanced landscape to the north of site 78.

Site Potential

- Development on the eastern part of the open green space. Development potential for:
 - Non-traditional houses and/or maisonette
 - Circa 3 homes
 - West facing views towards enhanced open green and play space
- Potential for enhancing the existing landscape and play space, providing greater legibility and overlooking towards enhanced open green
- Addition of active frontage and natural surveillance over existing footpath to the west

Site Constraints

- Access along Denbigh Close
- Overlooking from adjacent houses
- Tight site within close proximity to adjacent homes footprint and rear garden requiring bespoke architectural solutions to internal layout and garden arrangement

Key

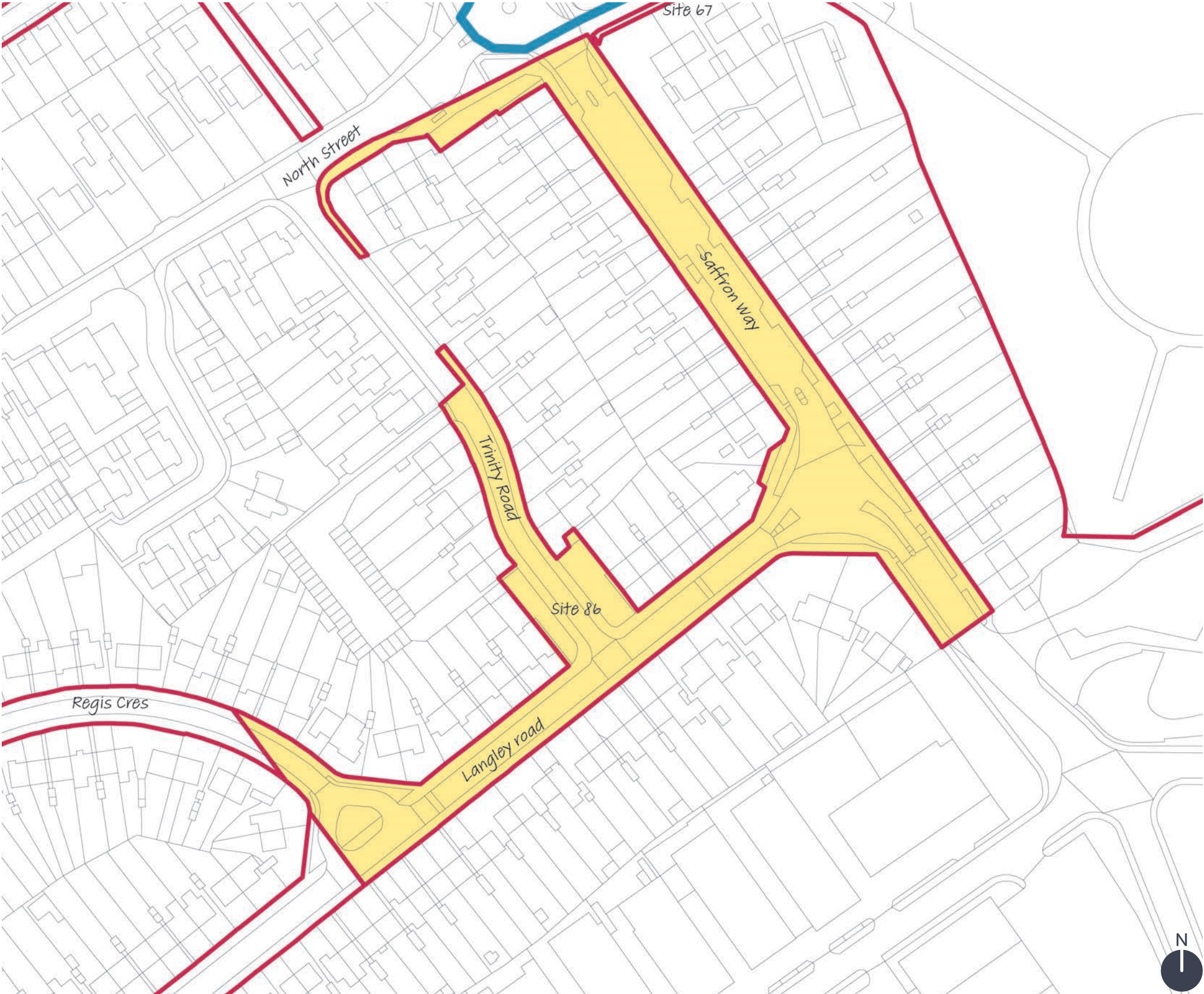
-  Potential public realm improvement
-  Potential intensification
-  Potential area
-  Play space
-  Pedestrian routes
-  Vehicular routes
-  Vehicular access
-  Frontages
-  Existing landscaping
-  Site boundary



Constraints & Opportunities Diagram

Site 86

Site 86 highlighted in the adjacent plan encompasses the streetscape and open green at the junctions of Trinity Road and Langley Road.



Existing site plan of site 86



Site 86 aerial view

Key

 Ownership boundary of amber site

Site 86: Street Views



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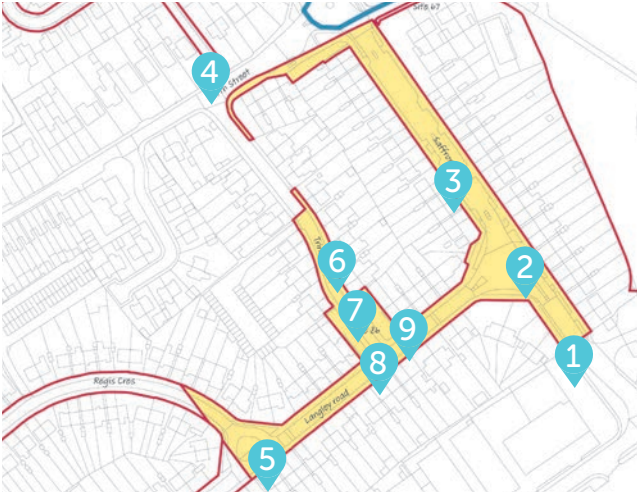


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Key Map



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Constraints & Opportunities

The highlighted area offers a potential for a small development to the south of site 86.

Site Potential

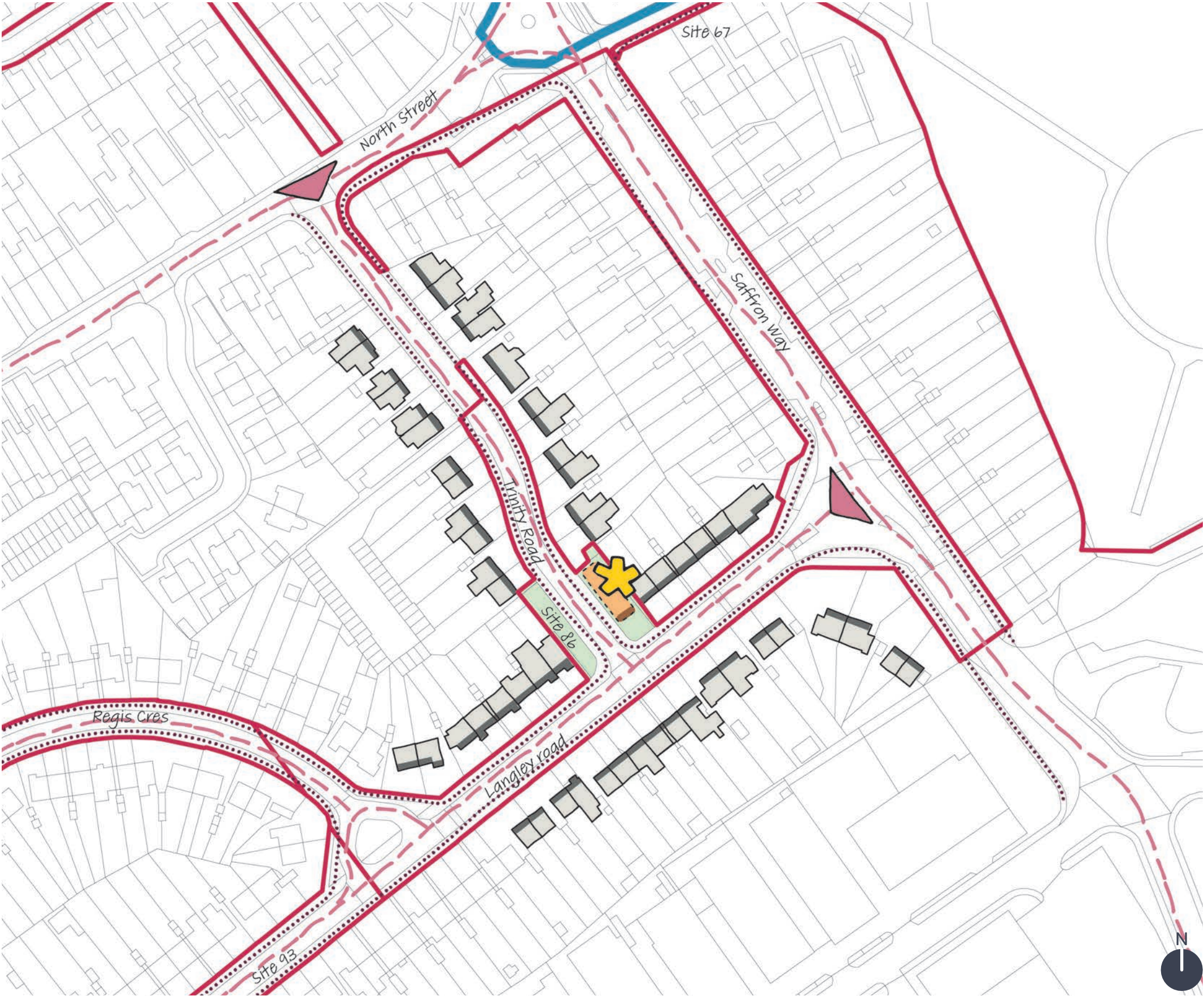
- Development potential on the open green corner between Trinity Road and Langley Road, completing the existing urban grain. Development potential for:
 - Bungalow house
 - Circa 1 home
- South-east facing views out onto Langley Road

Site Constraints

- The southern portions of site 86 are in flood zone 3a, including the open green
- The site is constrained by a pedestrian route and a fronting first floor window from the adjacent house to the east of development
- Tight site within close proximity to adjacent homes footprint and rear garden requiring bespoke architectural solutions to internal layout and garden arrangement
- Vehicle visibility splays to be considered

Key

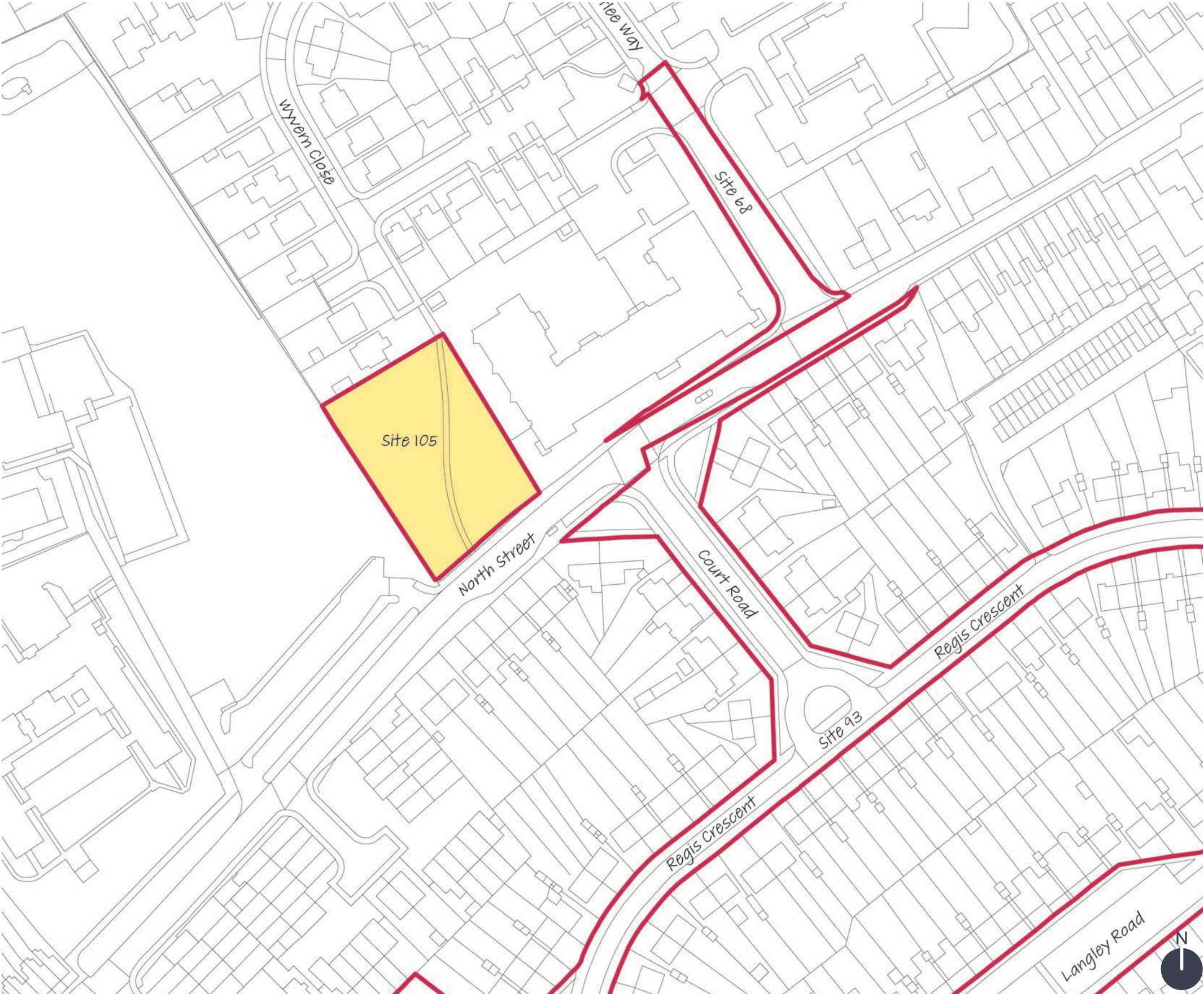
-  Potential intensification
-  Potential area
-  Potential frontages
-  Pedestrian routes
-  Vehicular routes
-  Vehicular access
-  Frontages
-  Existing landscaping
-  Site boundary



Constraints & Opportunities Diagram

Site 105

Site 105 highlighted in the adjacent plan encompasses an open space that provides a pedestrian link between North Street and Wyvern Close. A pedestrian access (presumed to be PROW) cuts across the site but is included within the site boundary.



Site 105 aerial view

Key

 Ownership boundary of amber site

Existing site plan of site 105

Site 105: Street Views



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Key Map



Constraints & Opportunities

The highlighted area offers potential for a new development and for re-routing the existing pedestrian access route.

Site Potential

- Potential for development to the west of open green, completing the existing urban grain along Wyvern Close:
- Option 1
 - 3 storey block of flats
 - Circa 18 flats
- Option 2
 - Traditional detached houses
 - Circa 4 homes
- Potential vehicular access to new development and re-routing existing pedestrian link along east side of development
- East facing views onto potential vehicular access and adjacent houses, and south facing views onto North Street

Site Constraints

- The site lies within flood zone 3a
- Existing boundary trees to the west of development

Key

-  Potential intensification
-  Potential area
-  Potential pedestrian routes
-  Existing pedestrian routes
-  Potential vehicular routes
-  Existing vehicular routes
-  Potential frontage
-  Frontages
-  Existing boundary trees
-  Existing landscaping
-  Site boundary



Constraints & Opportunities Diagram

Site 118a

Site 118a highlighted in the adjacent plan encompasses a neighbourhood green and a verge along Atlee Way and Volante Drive.



Existing site plan of site 118a



Site 118a aerial view

Key

 Ownership boundary of amber site

Site 118a: Street Views



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Key Map



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Constraints & Opportunities

The highlighted area offers potential for small developments along the wider portions of Attlee Way

Site Potential

- Development on the north western area of site, completing the existing urban grain.
Development potential for:
 - Traditional detached house or bungalow to the north
 - Circa 1 home
 - North west facing views onto Volante Drive
- Development on the south eastern area of the site along Attlee Way. Potential for:
 - Semi-detached houses
 - Circa 4 homes
 - Views towards potential cul-de-sac vehicular access for the development off of Attlee Way
- Potential for enhanced landscape along narrow portions of Attlee Way

Site Constraints

- Lack of private access to north western development
- Overlooking from adjacent houses to both potential developments
- Tight site within close proximity to adjacent homes footprint and rear garden requiring bespoke architectural solutions to internal layout and garden arrangement

Key

-  Potential public realm improvement
-  Potential intensification
-  Potential area
-  Potential frontages
-  Pedestrian routes
-  Vehicular routes
-  Potential vehicular route
-  Frontages
-  Existing landscaping
-  Site boundary



Constraints & Opportunities Diagram

Kemsley

Overview

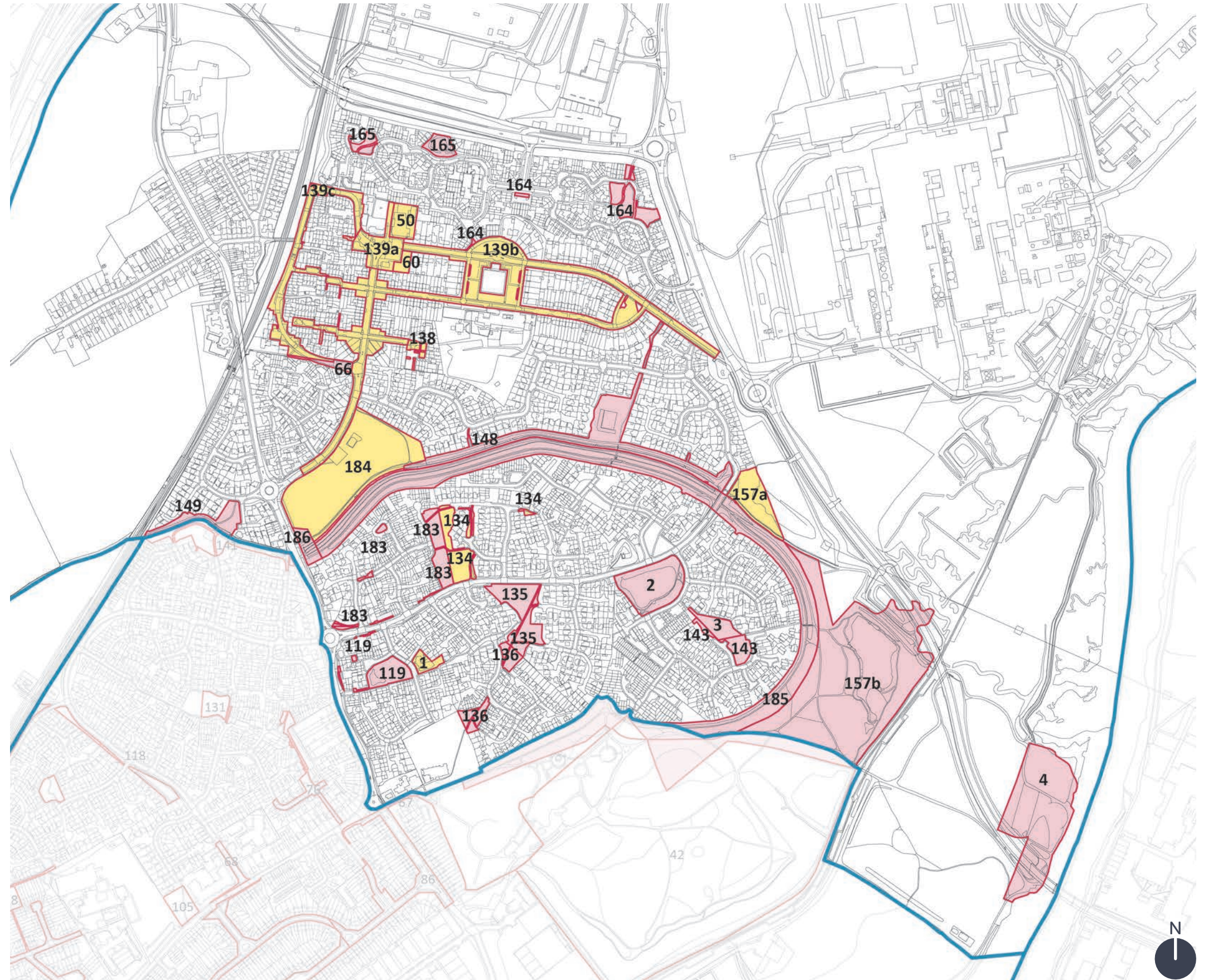
The Kemsley ward is located to the north west of Sittingbourne and contains 23 sites. These are:

- Site 1
- Site 2
- Site 3
- Site 4
- Site 50
- Site 60
- Site 66
- Site 119
- Site 134
- Site 135
- Site 136
- Site 138
- Site 139a, 139b, 139c
- Site 143
- Site 148
- Site 149
- Site 157
- Site 164
- Site 165
- Site 183
- Site 184
- Site 185
- Site 186

Through the traffic light analysis, we have identified a range of sites that could be intensified, as illustrated by the adjacent plan.

Key

- Ownership boundary of red site
- Ownership boundary of amber site
- Ward boundary

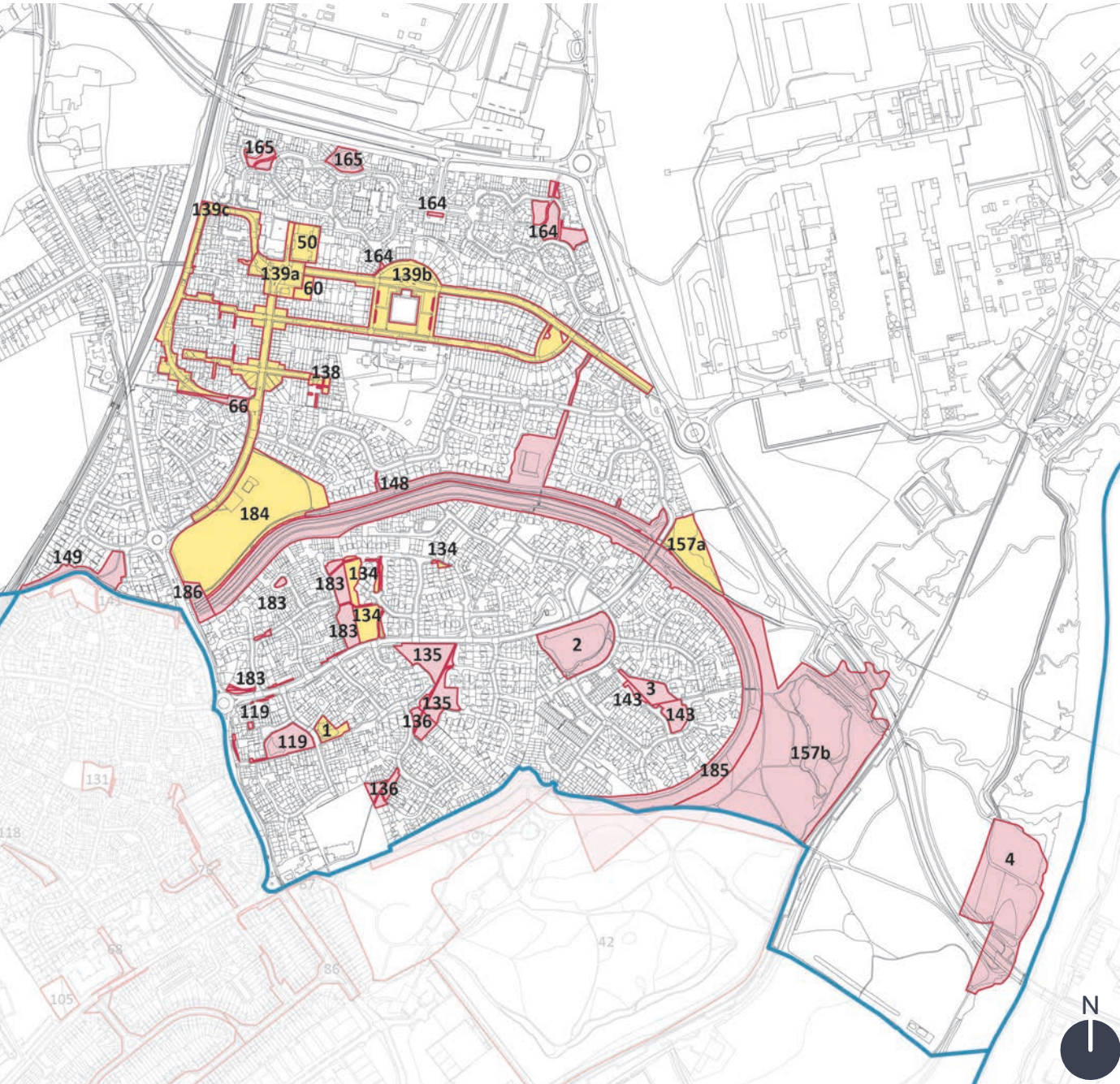


Schedule of Sites

During the assessment process, our team identified the type of site, name and/or description of the site and commentary on its physical attributes and/or context to determine which sites are not suitable for densification.

Within the Kemsley ward, sites 1, 50, 60, 134, 138, 139a, 139b, 157 and 184 are possibly conducive to densification.

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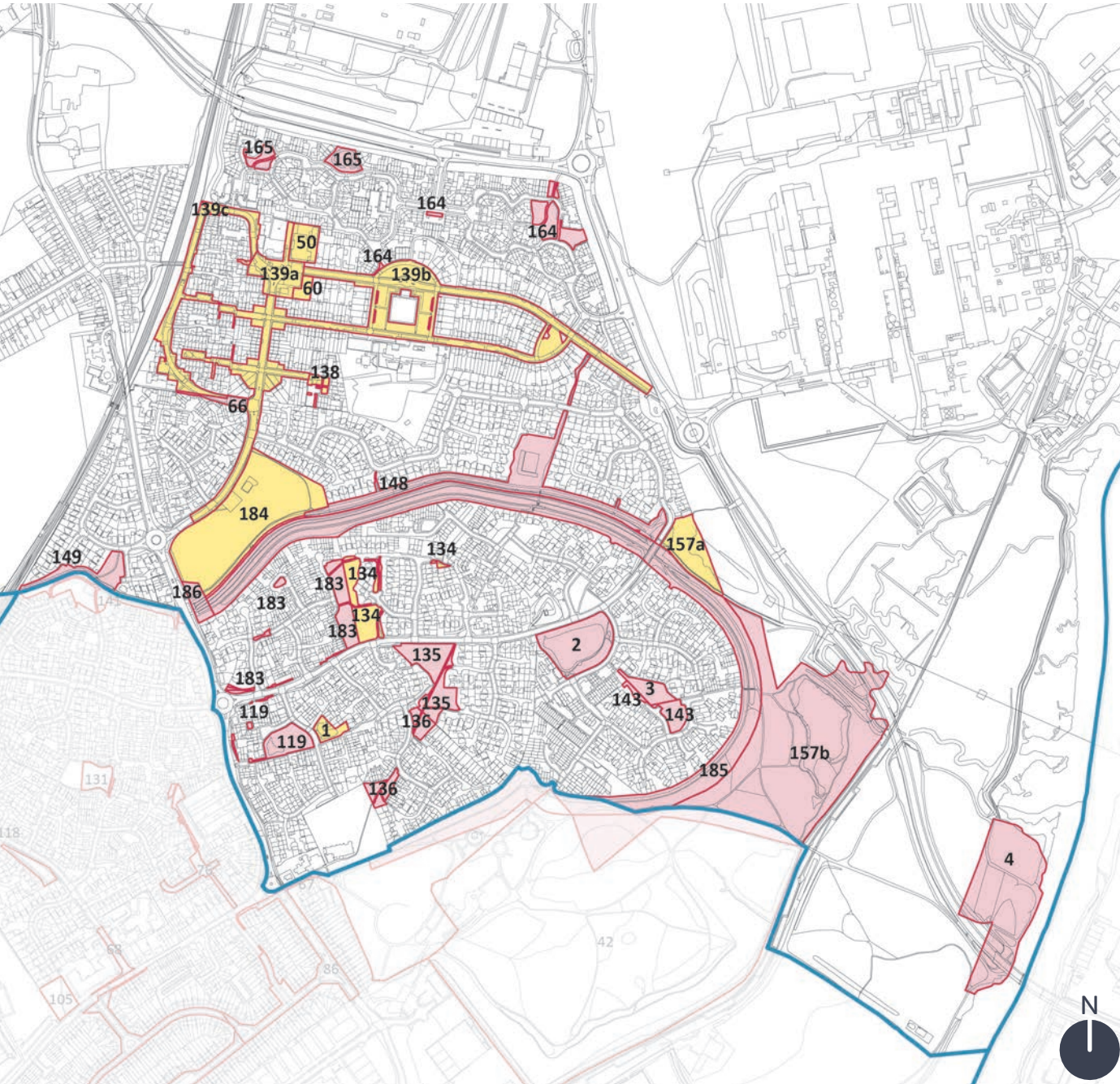
Ward	Map Ref No.	Area_Hectares	Type	Name/description	Initial comments	No/Yes/Maybe
Kemsley	1	0.123998311	Hall	Clocktower Hall, car park and landscape/garden	Rear garden, whilst overlooked, could be designed to create a small development to complement its context	Maybe - to explore
Kemsley	2	0.809783563	Open space	Front Lake	Landscaped open space with central water feature, not a site	No
Kemsley	3	0.192294013	Open space	Central green neighbourhood square	Green square with fronting homes, not a site	No
Kemsley	4	2.219890805	Open space	Churchfield Wharf, Milton Creek Country Park	Country Park is not a site	No
Kemsley	50	0.257805281	Plot	Kemsley Community Centre and Chatter Tots site	Site could be densified, with potential to possibly incorporate adjacent Kemsley Arms (which is likely in private ownership). Redevelopment could form part of wider local centre enhancement (see site 60 and 138)	Likely
Kemsley	60	0.083240301	Open space	Open space adjacent to Kemsley Village Store on The Square at Ridham Avenue	Grassed open space that could be a densification site or could enable a wider intensification by incorporating the adjacent store to provide a wider redevelopment (see sites 60 and 138)	Likely
Kemsley	66	0.096408653	Streetscape	Streetscape of Ypres Drive	Carriageway required for access, therefore not a site	No
Kemsley	119	0.319250023	Open space	Neighbourhood green square	Neighbourhood square with homes overlooking, not a site	No
Kemsley	134	0.414855133	Open space	Neighbourhood central green space	Green space forming larger open space, however south eastern portion could introduce a green-facing development with acces off Cheyne Close, possibly	Maybe
Kemsley	135	0.576037976	Open space	Neighbourhood central green space	Green space with fronting homes, not a site	No
Kemsley	136	0.250728073	Open space	Neighbourhood central green space	Green space with fronting homes, not a site	No
Kemsley	138	0.06912211	Streetscape and open space	Streetscapes and open space along Castle Rough Lane.	Potential to explore development opportunities at the bottom of Castle Rough Lane (useing southern end of the street)	Likely
Kemsley	139	4.855277576	Streetscape	139a - Streetscape with roundabout along Ridham Avenue, Menin Road and Grovehurst Avenue	Potential to redevelop the Kemsley Village store and the streetscape of The Square as part of wider local enhancement - see sites 50 and 60	Maybe
			Streetscape and open space	139b - Streetscape along Ridham Avenue and Coldharbour Lane, West Green and East Green, open space along The Crescent	Potential for development on the Crescent open space	Maybe
			Streetscape	139c - Streetscape of Ypres Drive AND Liege Close	Carriageway required for access, therefore not a site	No

Schedule of Sites

During the assessment process, our team identified the type of site, name and/or description of the site and commentary on its physical attributes and/or context to determine which sites are not suitable for densification.

Within the Kemsley ward, sites 1, 50, 60, 134, 138, 139a, 139b, 157 and 184 are possibly conducive to densification.

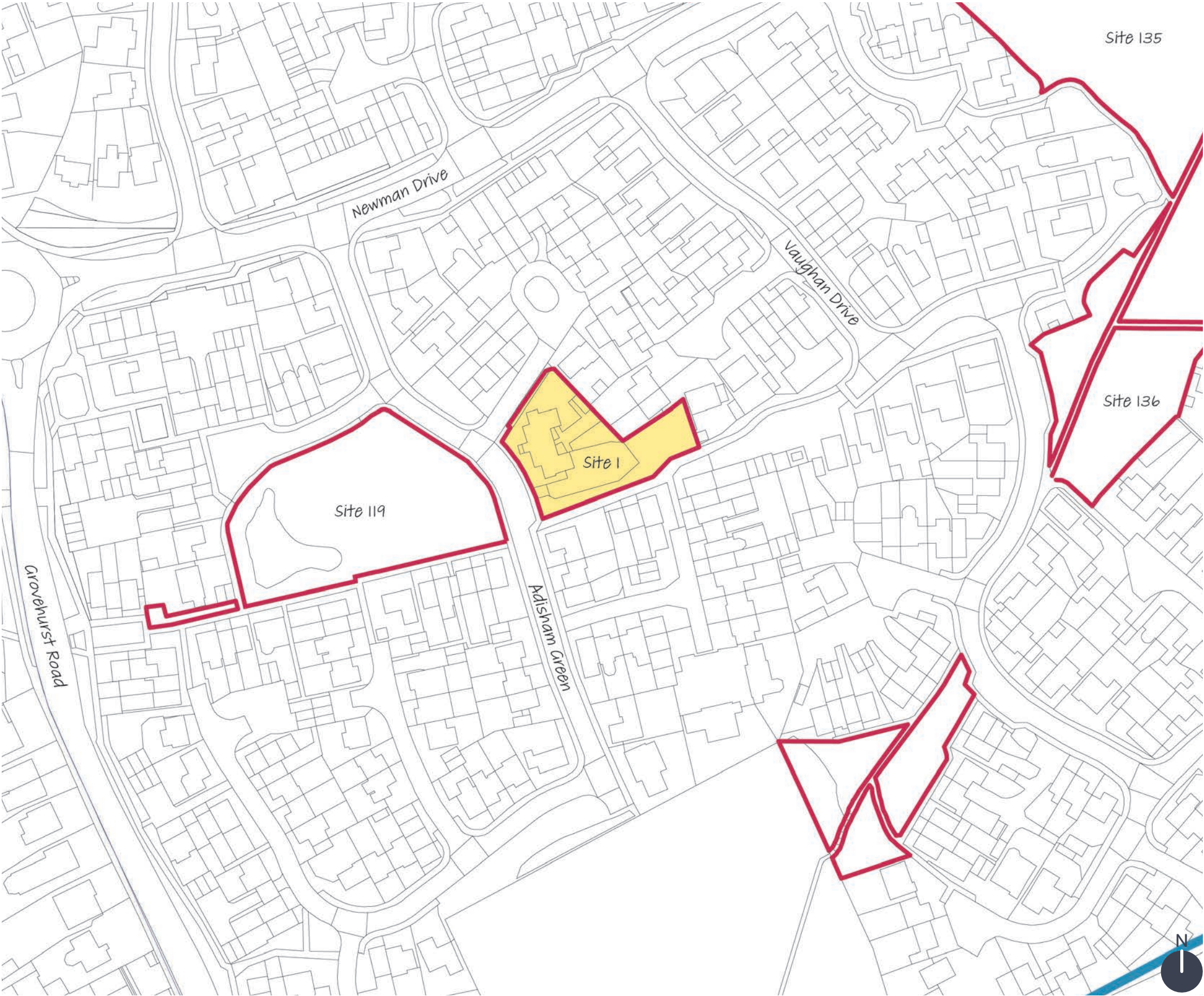
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Ward	Map Ref No.	Area_Hectares	Type	Name/description	Initial comments	No/Yes/Maybe
Kemsley	143	0.197357291	Open space	Central green neighbourhood square	Green square with fronting homes, not a site	No
Kemsley	148	2.096863841	Open space	Green link as part of Milton Creek Country Park	Most of the green link is not a site, however a portion of the green space might allow some densification/ development of a small development to the south and east of Recreation Way.	Maybe
Kemsley	149	0.303688564	Open space	Neighbourhood green along Sandstone Drive and Celt Close	Neighbourhood green with fronting homes, not a site	No
Kemsley	157	9.555840625	Open space	157a - Part of Milton Creek Country Park along Recreation Way	Potential for densification to the northern portion of site, linking to adjacent neighbourhood	Maybe
Kemsley			Open space	157b - Part of Milton Creek Country Park	Country Park is not a site	No
Kemsley	164	0.353151268	Open space	Neighbourhood open space along Samuel Drive and Reams Way	Neighbourhood green and green links with fronting/ overlooking residential precluding densification, therefore not a site	No
Kemsley	165	0.260806461	open space	Open spaces along Lloyd Drive and Premier Way	Open spaces act a neighbourhood squares with fronting residential uses or are for local play, precluding any development. Therefore not sites	No
Kemsley	183	0.393913309	Open space	Neighbourhood central green space	Green space forming larger open space, however with fronting homes, this is not a site	No
Kemsley	184	2.495744907	Open space	Kemsley Recreation Ground	Large recreation ground adjacent to Milton Creek Country Park green link. The green is largely enclosed with a large hedge. The only opportunity to densify might be to front homes along the north east frontage, however, this would create fronts onto the green and likely negatively impact the sense of enclosure of the green. Therefore this is not a likely a site.	Maybe
Kemsley	185	5.632998419	Open Space	Part of Milton Creek Country Park	Country Park is not a site	No
Kemsley	186	0.186407147	Open space	Part of Kemsley Recreation Ground and green link to Milton Creek Country Park	This site forms part of the wider open space, and is required as part of the wider green link to Milton Creek Country Park, therefore this is not a site	No

Site 1

Site 1 highlighted in the adjacent plan comprises of a car park, a garden and the Clocktower Hall along Adisham Green.



Site 1 aerial view

Key

Ownership boundary of amber site

Existing site plan of site 1

Site 1: Street Views



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Key Map



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Constraints & Opportunities

The highlighted area offers potential for a small development to the east of site 1.

Site Potential

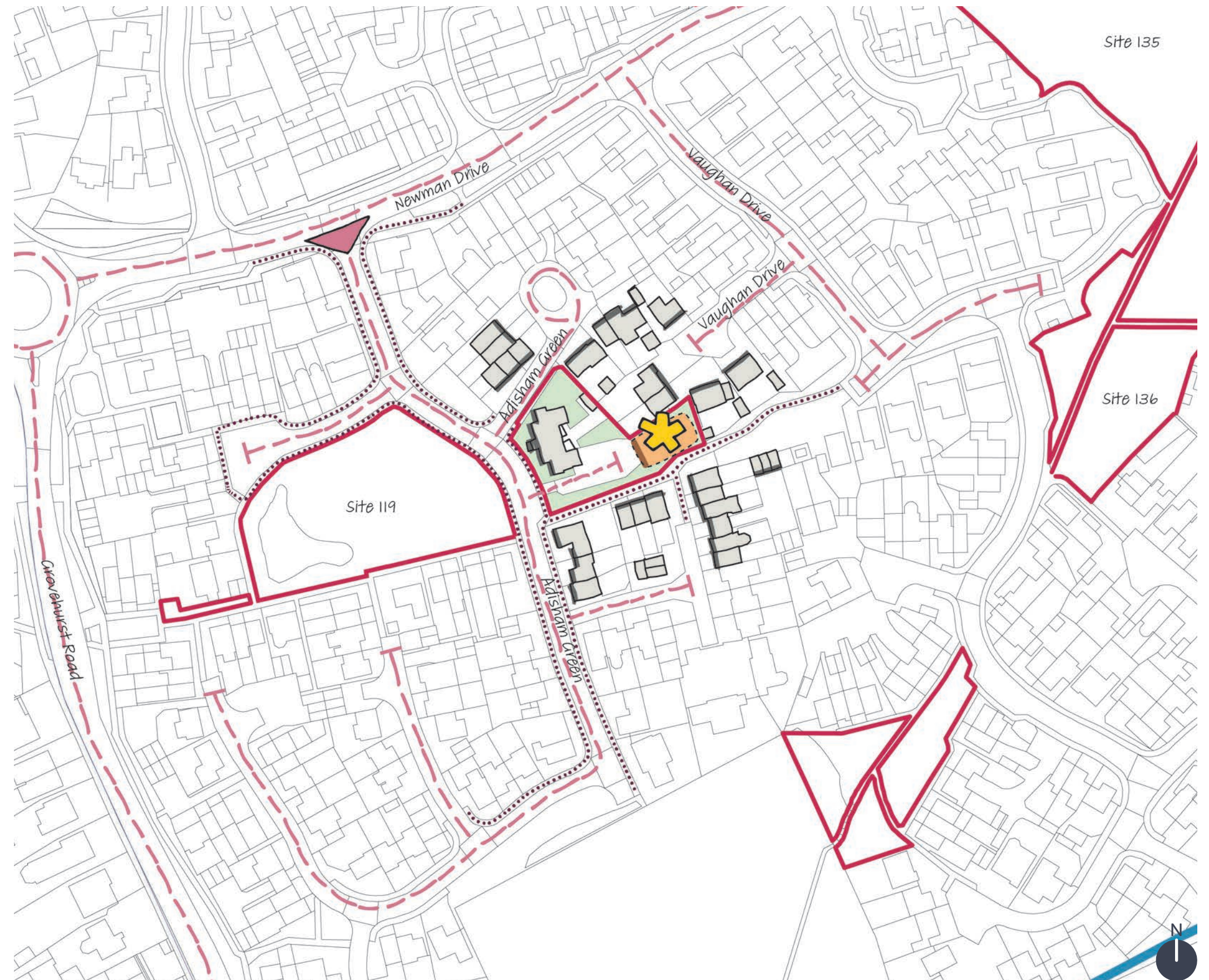
- Potential for development in the rear garden area to the east of site, complementing the existing context. Potential for:
 - Traditional semi-detached houses
 - Circa 2 homes
- West facing view towards Adisham Green and the Clocktower Hall

Site Constraints

- The site is within flood zone 3a
- Overlooking from adjacent houses from both north and east

Key

-  Potential intensification
-  Potential Area
-  Potential frontage
-  Pedestrian routes
-  Vehicular routes
-  Vehicular access
-  Frontages
-  Existing landscaping
-  Site boundary



Constraints & Opportunities Diagram

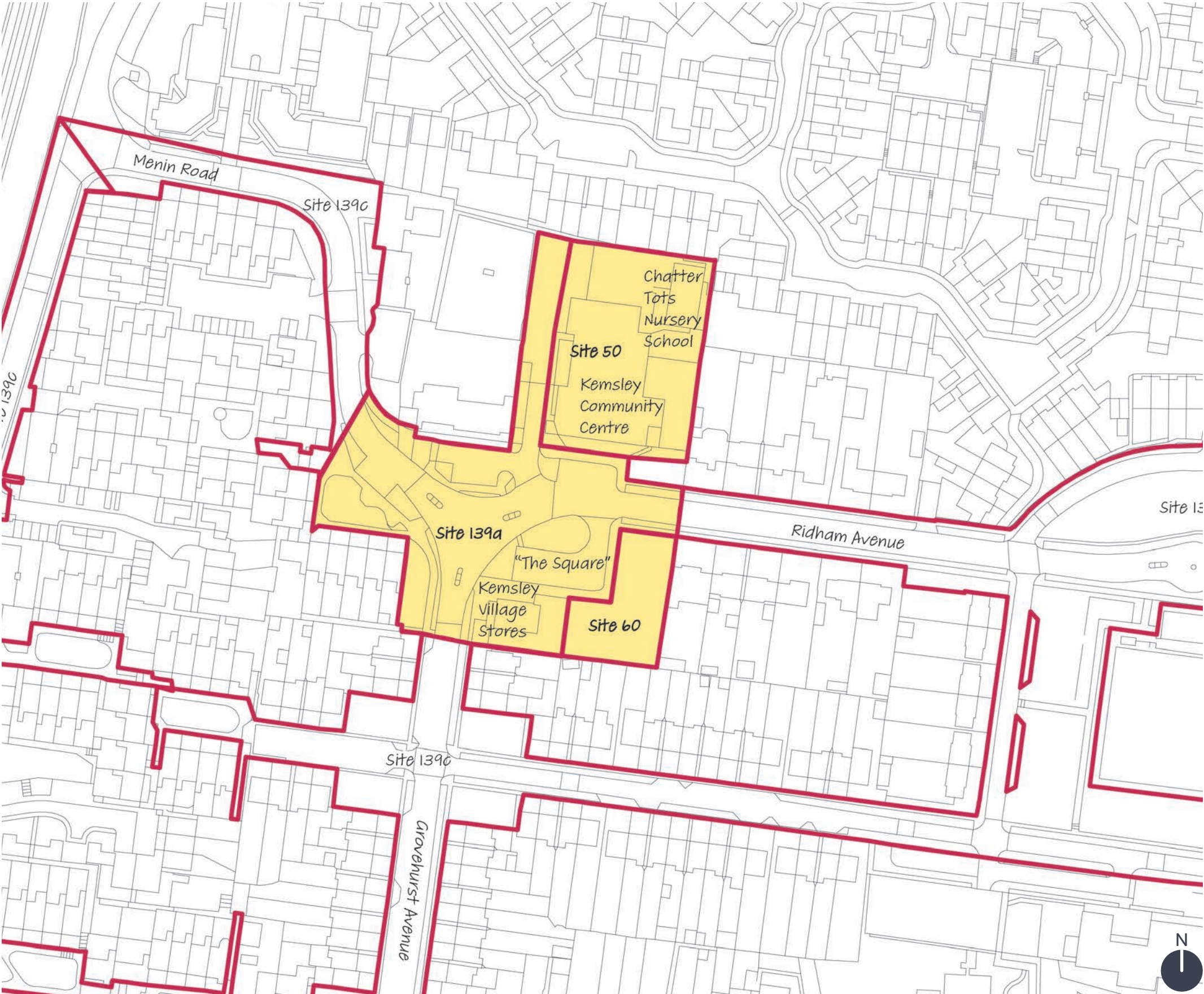
Site 50, 60, 139a

Site 50 highlighted in the adjacent plan encompasses the Kemsley Community Centre and the Chatter Tots Nursery School sites.

Site 60 highlighted in the adjacent plan is an open space adjacent to the Kemsley Village Store along Ridham Avenue.

Site 139a highlighted in the adjacent plan consists mainly of the roundabout at the junction of Menin Road, Ridham Avenue and Grovehurst Avenue and associated pedestrian pavements and verges. The site also encompasses the Kemsley Village Store and area of open space, road and parking known as "The Square".

These three sites have been grouped together in order to maximise the potential of the sites.



Site 50, 60, 139a aerial view

Key

Ownership boundary of amber site

Existing site plan of site 50 and 60 and 139a

Site 50, 60, 139a: Street Views



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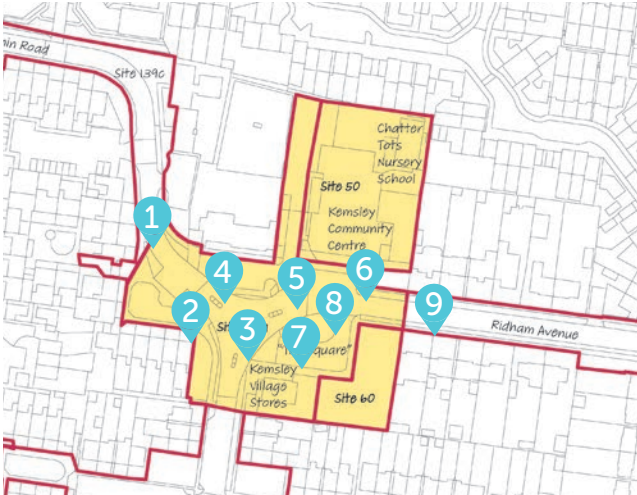


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Key Map



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Constraints & Opportunities

Option 01

The highlighted areas offer a potential for development along Ridham Avenue.

Site Potential

Site 50

- Development on the south western portion of the site, in place of Kemsley Community Centre. Development potential for:
 - Re-development and enhancement of Kemsley Community Centre as part of wider local centre improvement
 - Demolition of existing building with new 3 storey building accommodating community centre on the ground floor and residential above. Circa 12 flats

Site 60

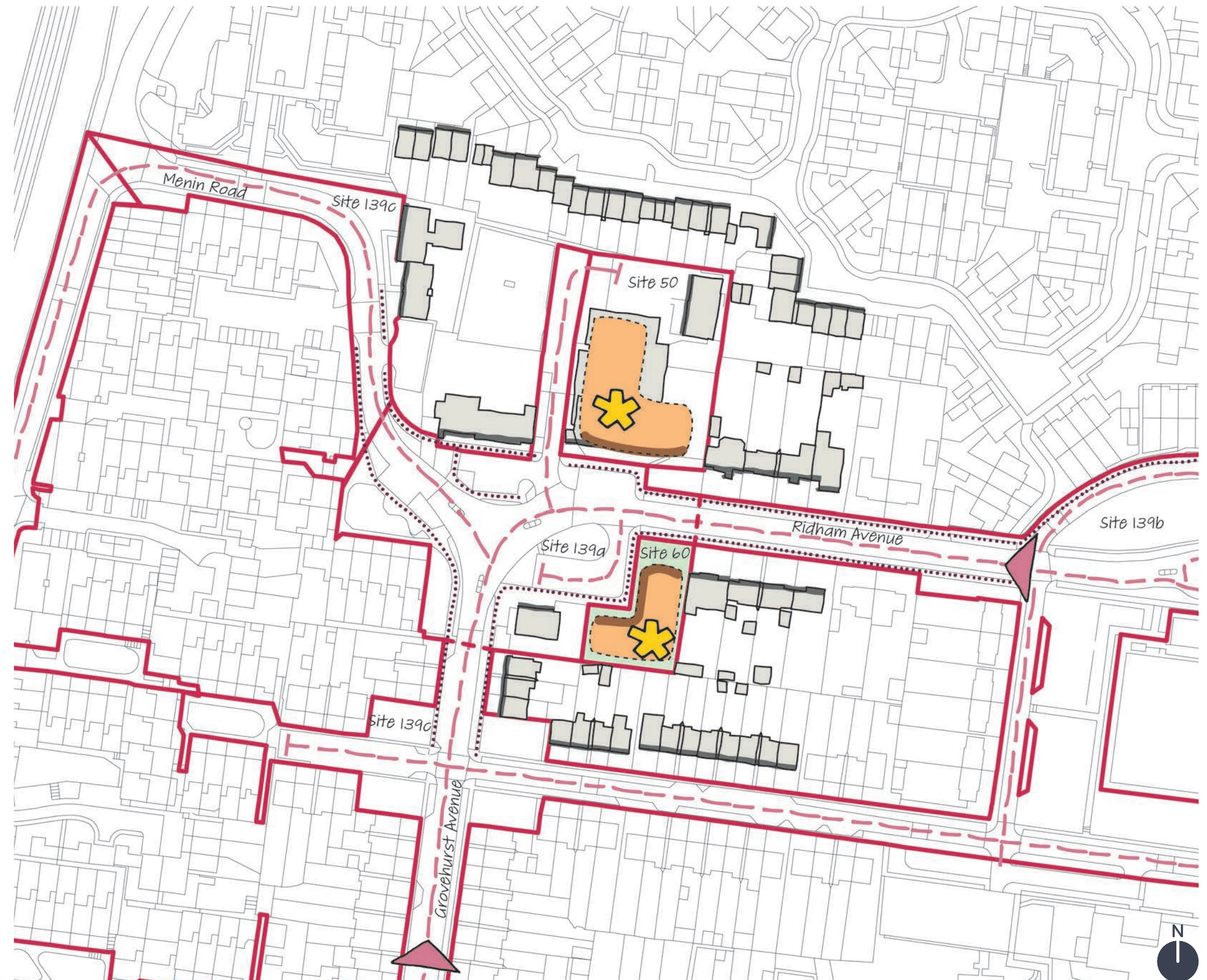
- Development overlooking Ridham Avenue, completing existing urban grain. Development potential for:
 - Detached houses (circa 2 homes) or Small block of flats (circa 4 - 6 flats)

Site Constraints

- Potential resistance for replacement of existing community centre
- Tight site within close proximity to adjacent homes footprint and rear garden requiring bespoke architectural solutions to internal layout and garden arrangement

Key

-  Potential intensification
-  Potential Area
-  Potential frontage
-  Pedestrian routes
-  Vehicular access
-  Vehicular routes
-  Frontages
-  Existing landscaping
-  Site boundary



Constraints & Opportunities Diagram

Constraints & Opportunities

Option 02 - New Local Centre Masterplan

The following areas are highlighted for their public realm and development potential, as part of a wider local centre enhancement.

Area A:

This area is technically outside the study boundary, however the Kemsley Arms pub presents an opportunity for redevelopment as part of a local centre enhancement alongside the Kemsley Community Centre and the Kemsley Village Store. The larger site would allow for multiple flat block developments with non-residential usage on the ground floor such as shops, retail and new community centre. Potential of circa 30 flats in combined sites.

Area B:

An area that is part of site 139a, it is currently a large tarmac roundabout, linking Ridham Avenue, Grovehurst Avenue and Menin Road. Potential for landscaping and planting, creating a welcoming gateway to the enhanced public realm as part of the new local centre masterplan.

Area C:

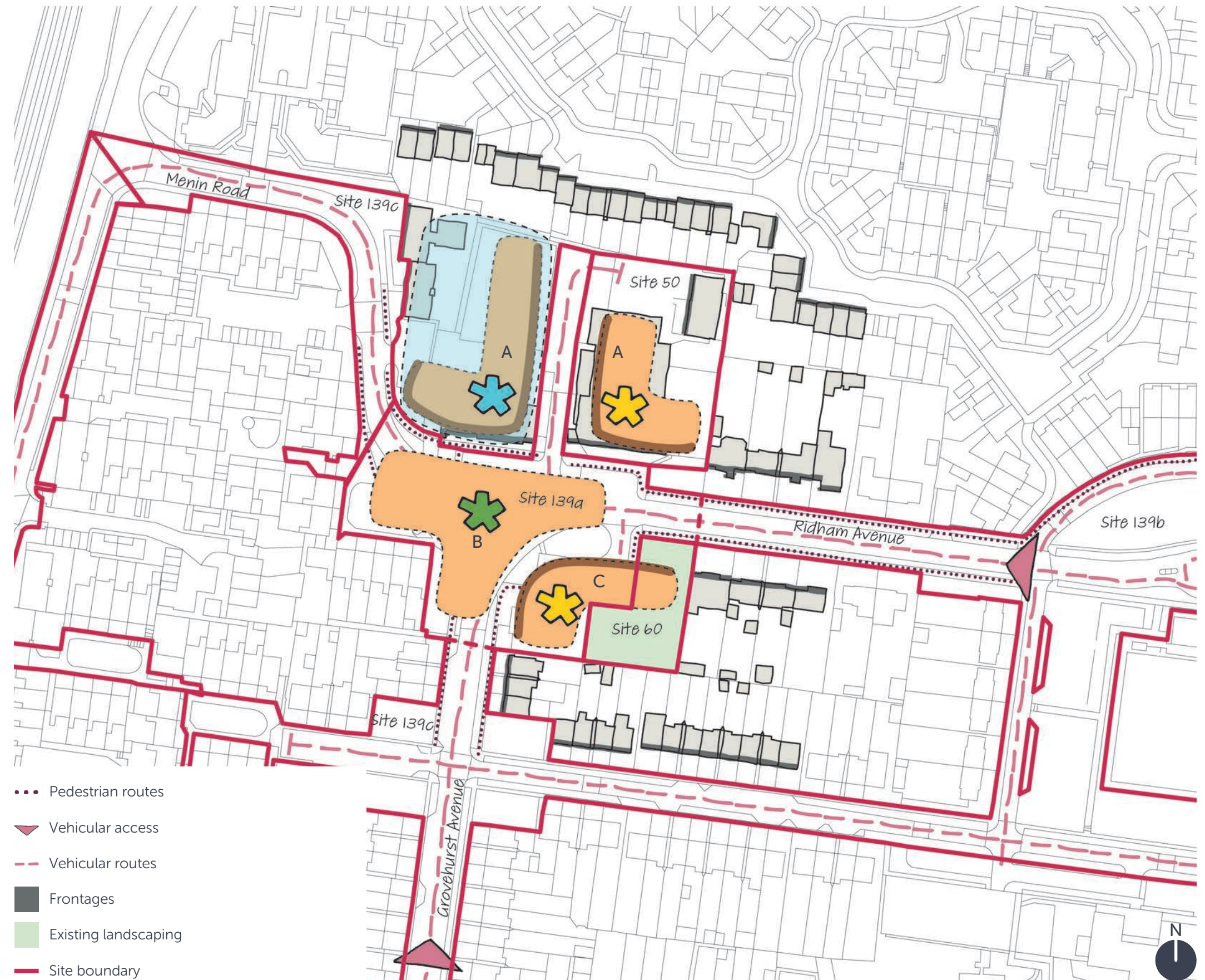
Combined Site 60 and section of Site 139a currently accommodating the Kemsley Village Store and area of open space, road and parking known as "The Square".

The larger site would allow for a strong corner development facing the road junction which completes and connects the existing urban grain.

Potential for multi-storey residential development of circa 12 flats. Existing Village Store can be accommodated within the new building on the ground floor or in Area A as part of wider local centre masterplan.

Key

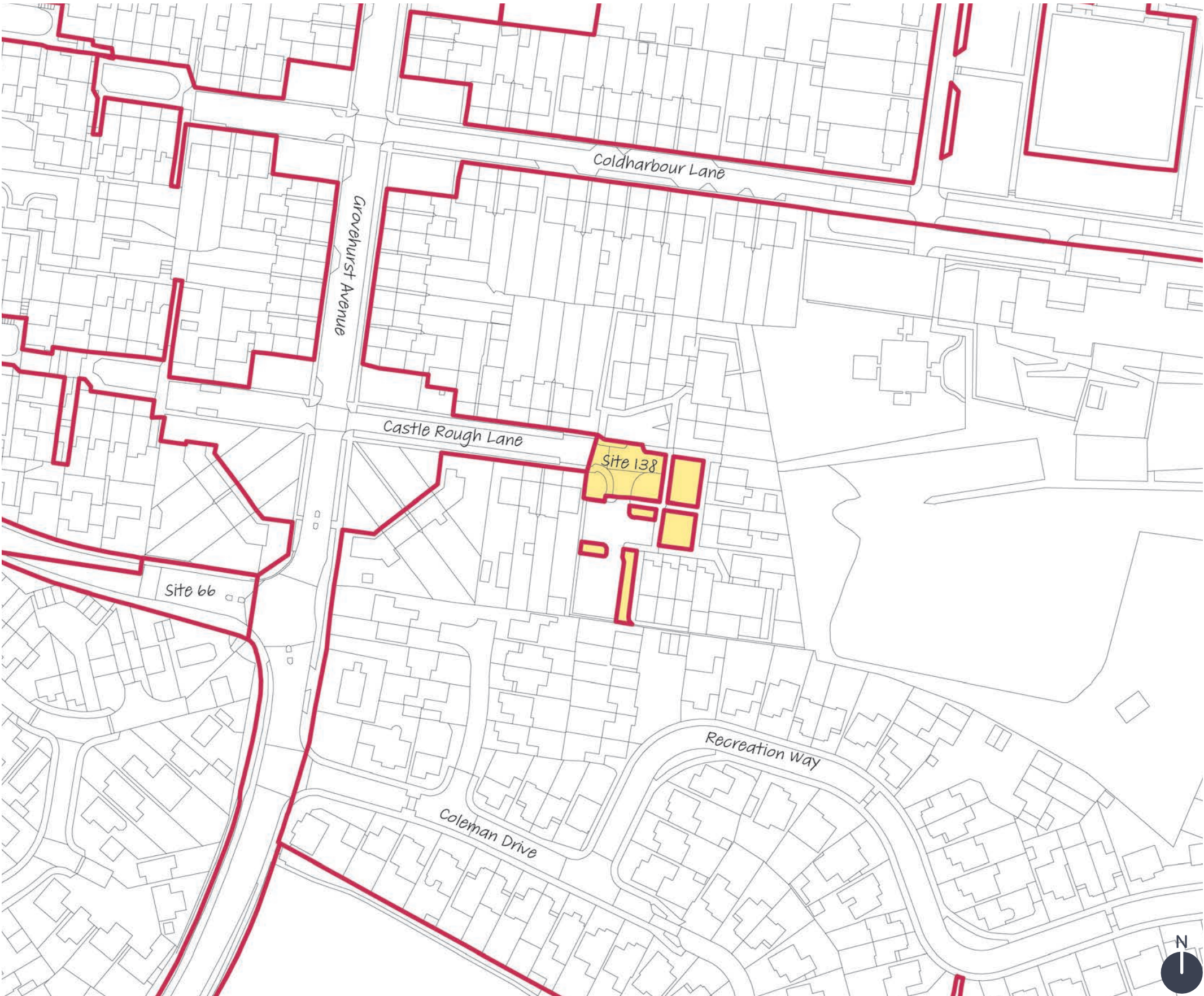
-  Potential intensification
-  Potential intensification outside of boundary
-  Potential public realm improvement
-  Potential Area
-  Potential frontage
-  Area outside of site boundary



Constraints & Opportunities Diagram

Site 138

Site 138 highlighted in the adjacent plan encompasses a series of open green space, section of Castle Rough Lane and associated pavement and verges.



Existing site plan of site 138



Site 138 aerial view

Key

Ownership boundary of amber site

Site 138: Street Views



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Key Map



Constraints & Opportunities

Having reviewed the site, there is very little to none potential development within the site boundary however, if taking into account the adjacent highlighted area which is currently used as car parking, there is wider opportunity for rearrangement of car parking spaces, open green and a small development.

Site Potential

- Potential for development on the existing parking spaces to the south of site, completing the existing urban grain. Potential for:
 - Traditional semi-detached houses
 - Circa 2 homes
- North facing views onto enhanced landscape on Castle Rough Lane cul-de-sac
- Potential to reconfigure car park and enhance the existing landscape to benefit the local area

Site Constraints

- The potential development area is outside of the ownership boundary
- Lease holders of parking spaces in potential development area

Key

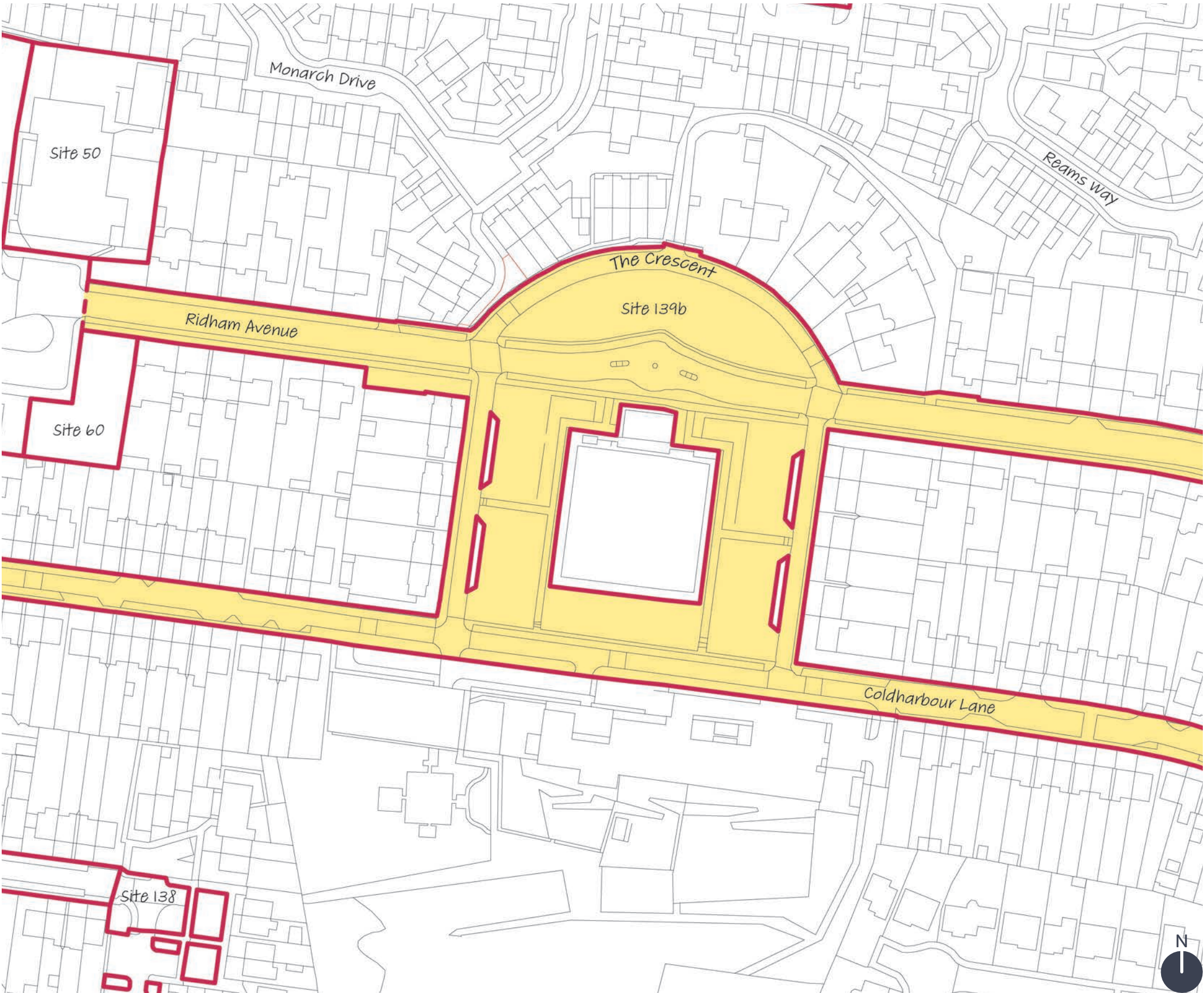
-  Potential intensification outside of boundary
-  Potential public realm improvement
-  Potential area
-  Potential frontage
-  Area outside of ownership boundary
-  Pedestrian route
-  Vehicular routes
-  Vehicular access
-  Frontages
-  Existing landscaping
-  Site boundary



Constraints & Opportunities Diagram

Site 139b

Site 139b highlighted in the adjacent plan encompasses streetscapes and open green spaces between The Crescent, Ridham Avenue and Coldharbour Lane.



Site 139b aerial view

Key

Ownership boundary of amber site

Existing site plan of site 139b

Site 139b: Street Views



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Key Map



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Constraints & Opportunities

The highlighted area offers potential for a development on the open green crescent to the north of site 139b. The potential development could form part of a wider community improvement alongside adjacent site 50, site 60 and site 138.

Site Potential

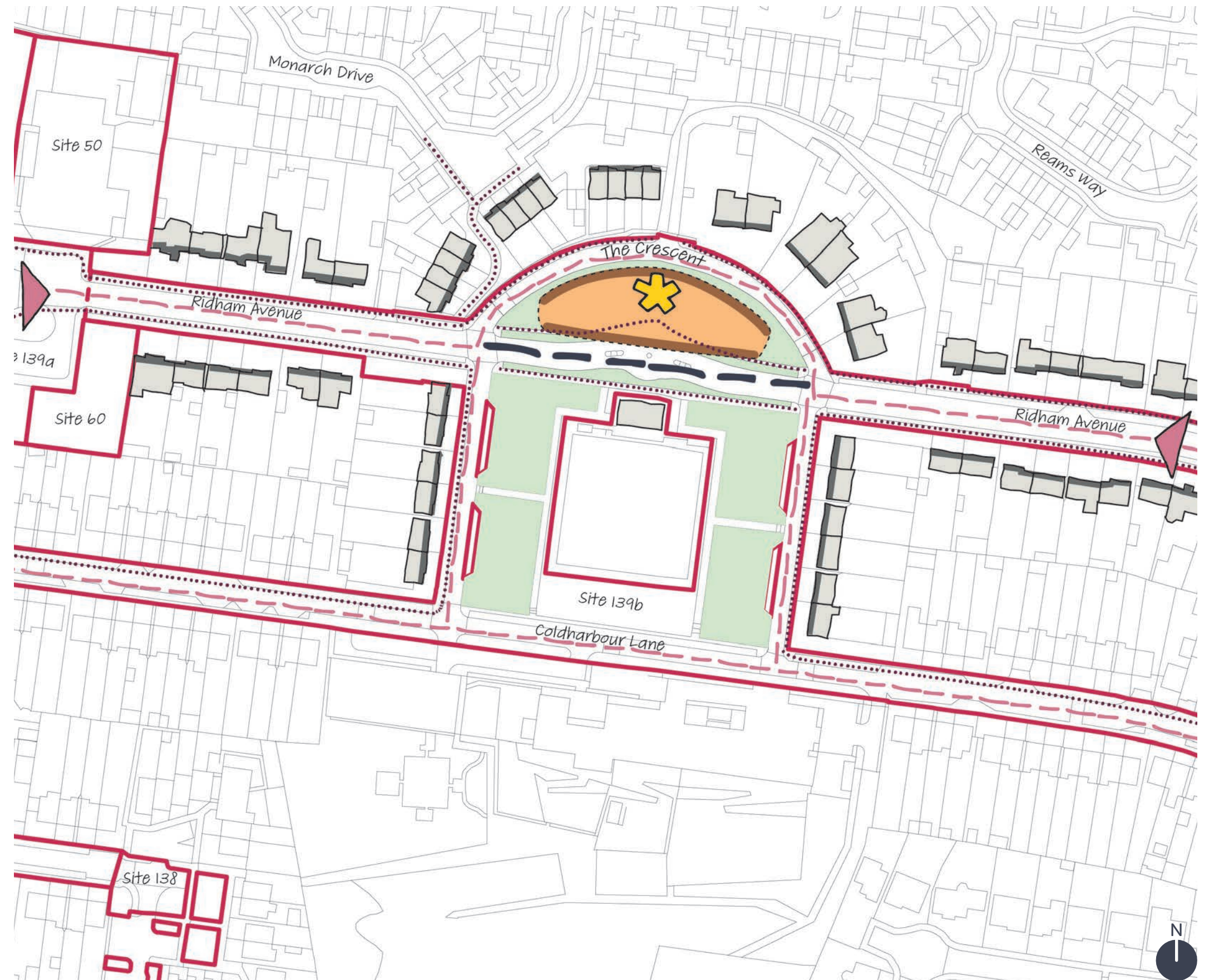
- Potential for development on the open green between The Crescent and Ridham Avenue. Potential for:
 - 2 storey block of flats
 - Circa 14 flats
- Dual facing views out north onto The Crescent road and south onto Ridham Avenue and the Kemsley Bowling Club.
- Potential for extending the open green crescent, removing the roundabout

Site Constraints

- Overlooking into adjacent houses to the north of the development
- Potential resistance as the development would remove visual amenity currently provided by the open space
- Bespoke architectural solution required due to geometry of site

Key

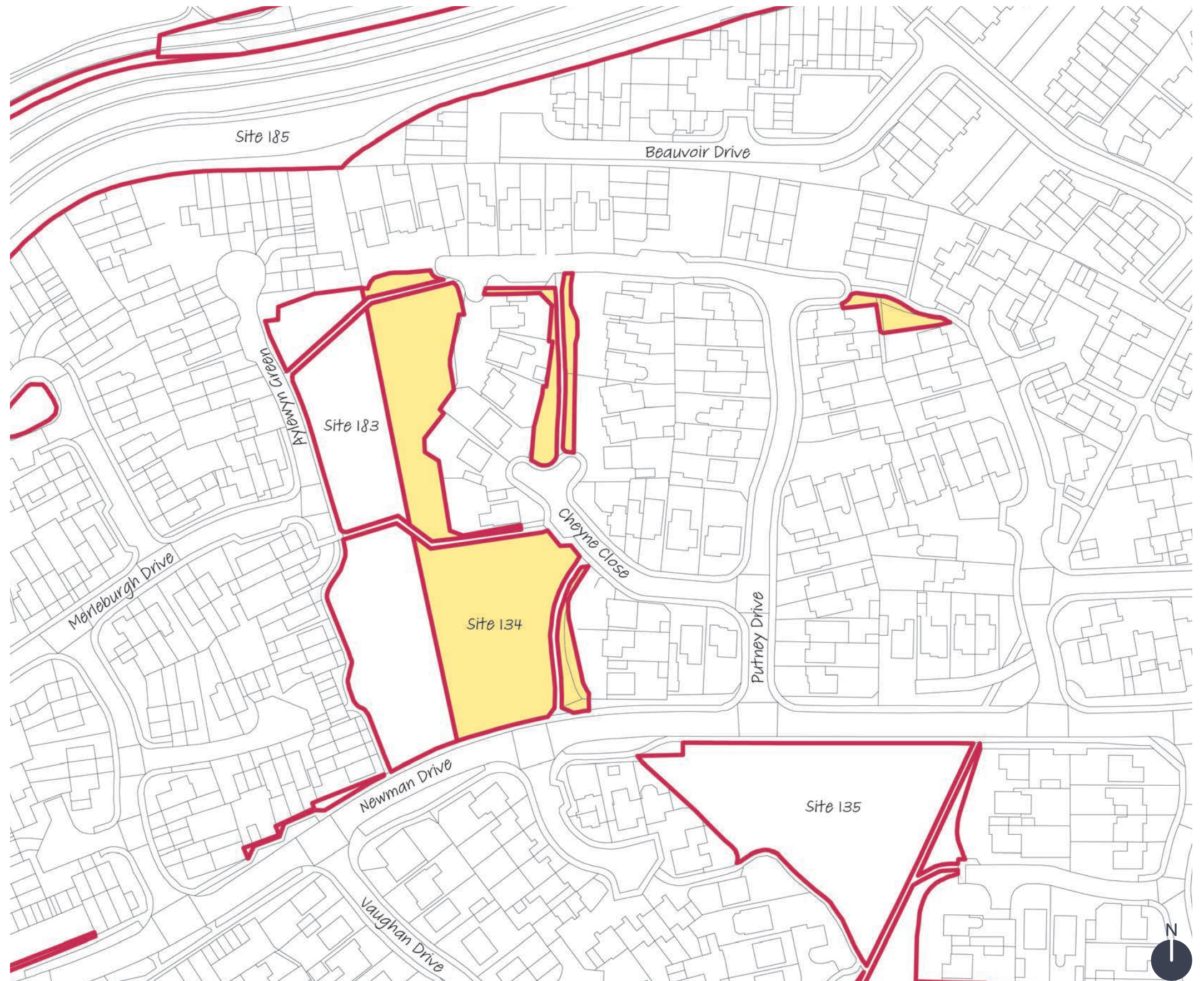
-  Potential for intensification
-  Potential Area
-  Potential frontage
-  Pedestrian routes
-  Vehicular routes
-  Potential vehicular route
-  Vehicular access
-  Frontages
-  Existing landscaping
-  Site boundary



Constraints & Opportunities Diagram

Site 134

Site 134 highlighted in the adjacent plan comprises of a central neighbourhood green space which links to site 183 to the west and small pockets of open space between existing homes.



Site 134 aerial view

Key

Ownership boundary of amber site

Existing site plan of site 134

Site 134: Street Views



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Key Map



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Constraints & Opportunities

The highlighted area offers potential for a partial development to the south eastern portion of the site, between Newman Drive and Cheney Close.

Site Potential

- Development overlooking Cheney Close, completing the existing urban grain.
Development potential for:
 - Traditional detached houses
 - Circa 2 homes
- Access through Cheney Close

Site Constraints

- Eastern portion of site is in flood zone 3a
- Existing line of trees to the west of site and to the east along the boundary.



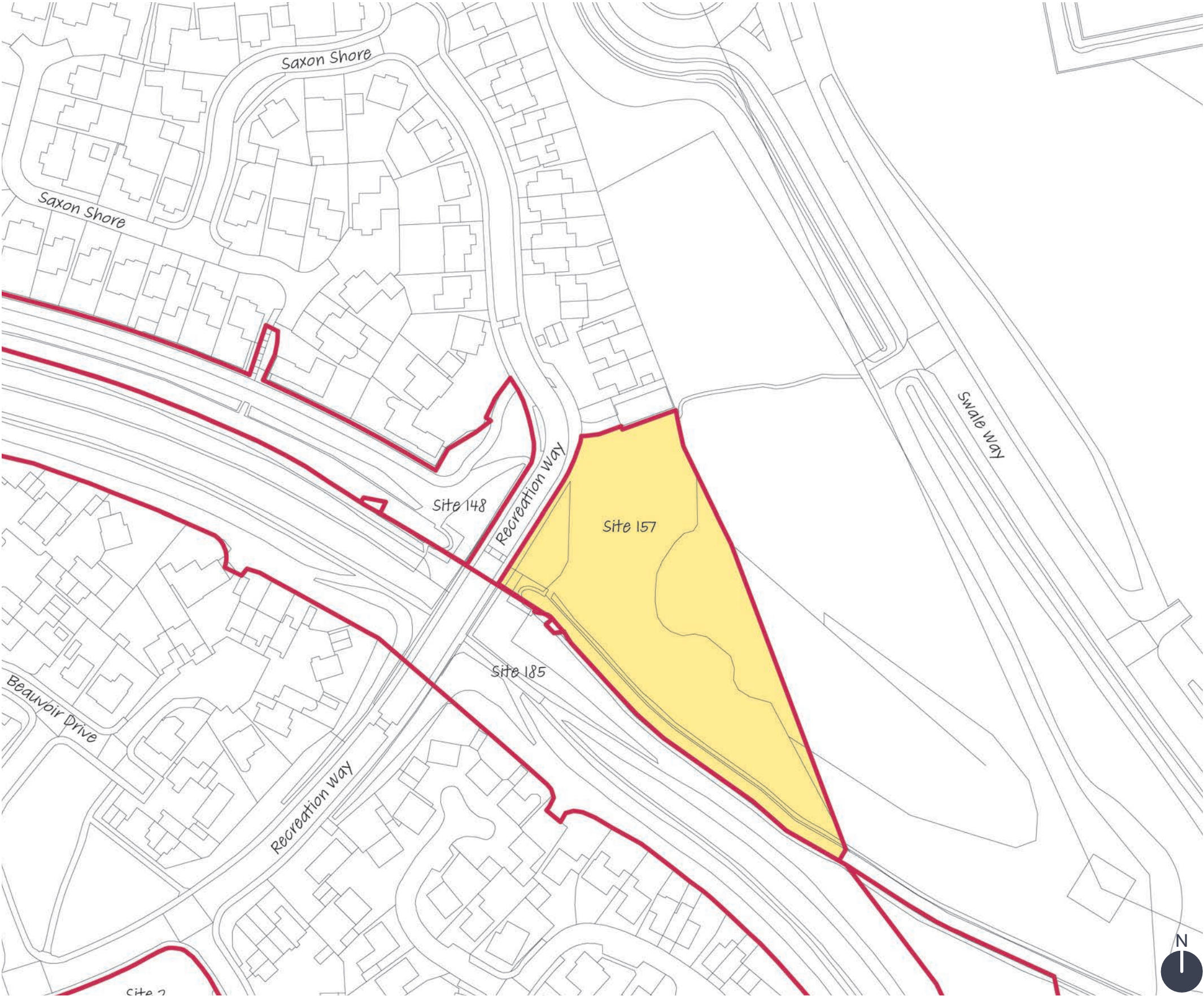
Key

- Potential for intensification
- Potential area
- Potential frontage
- Pedestrian routes
- Vehicular routes
- Vehicular access
- Frontages
- Existing line of trees
- Existing landscaping
- Site boundary

Constraints & Opportunities Diagram

Site 157

Site 157 highlighted in the adjacent plan comprises of an open space as part of the Milton Creek Country Park.



Site 157 aerial view

Key

 Ownership boundary of amber site

Existing site plan of site 157

Site 157: Street Views



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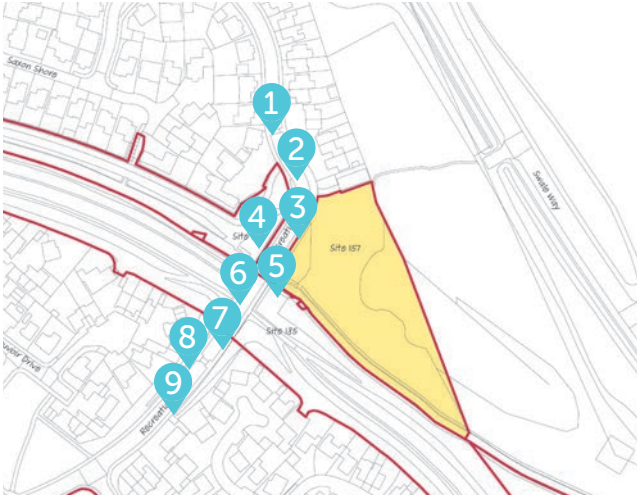


5



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Key Map



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Constraints & Opportunities

The highlighted area offers potential for a small development to the east of Recreation Way.

Site Potential

- Potential for development on north eastern corner of Milton Creek Country Park with potential access off of Recreation Way, completing the existing urban grain. Potential for:
 - Option 1
 - The site can be treated as a gateway to Milton Creek Country park and therefore, amenities such as cafe, shop, etc on the ground floor with residential above can be explored, serving the park's visitors
 - Potential for 3 storey mixed-use development
 - Circa 14 flats
 - Option 2:
 - Traditional detached houses
 - Circa 3-4 homes

Site Constraints

- Existing forest to the east and line of trees to the south
- Potentially strong opposition due to development within Local Designated Site of Biodiversity (DM28)
- Southern portion of the site is located within flood zone 2 & 3

Key

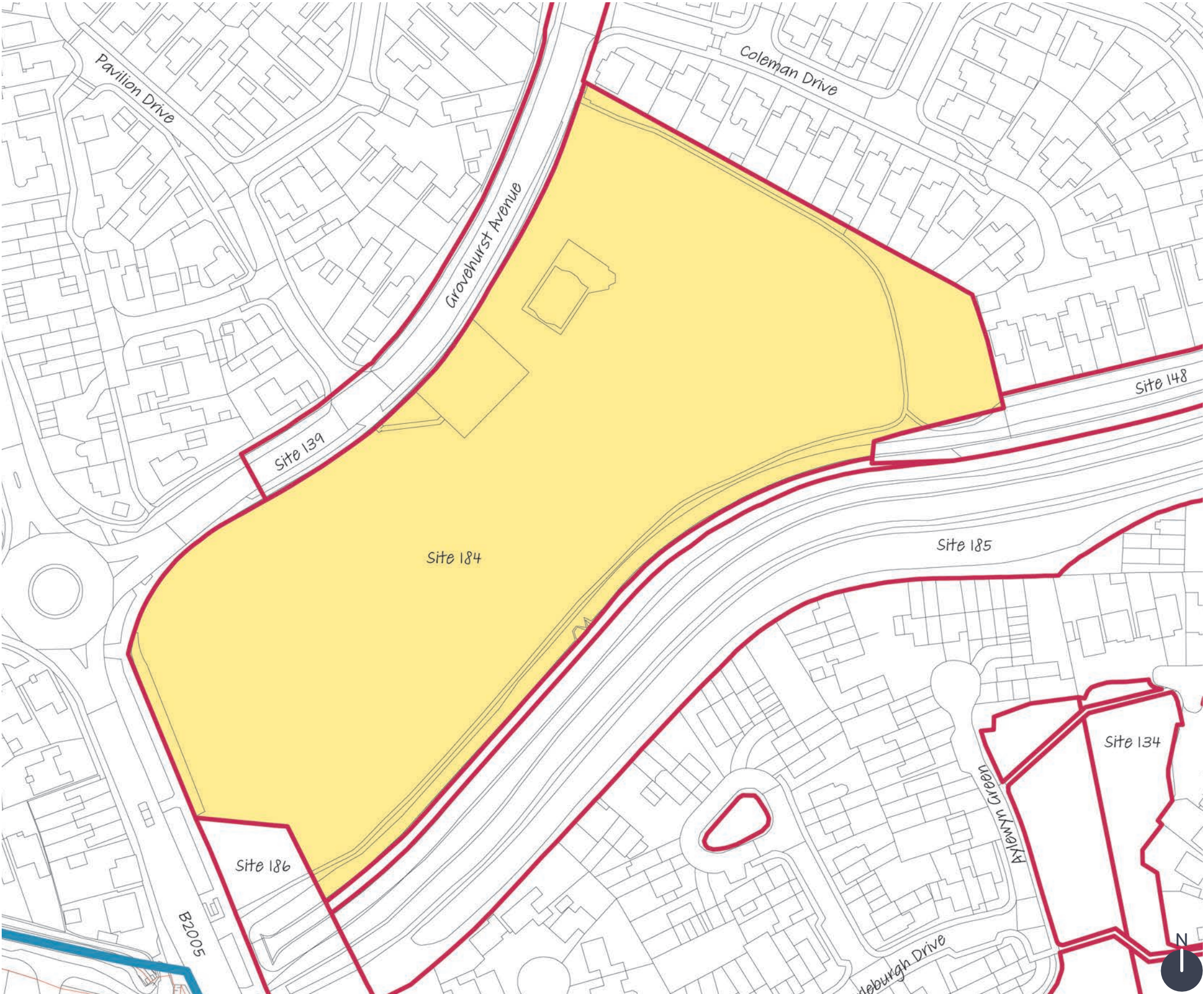
-  Potential intensification
-  Potential area
-  Potential frontages
-  Existing pedestrian routes
-  Existing vehicular routes
-  Vehicular access
-  Potential pedestrian route
-  Potential vehicular route
-  Frontages



Constraints & Opportunities Diagram

Site 184

Site 184 highlighted in the adjacent plan comprises of an open space which is part of the Kemsley Recreation Ground, adjacent to the Milton Creek Country Park green link (part of sites 185 and 186).



Site 184 aerial view

Key

Ownership boundary of amber site

Existing site plan of site 184

Site 184: Street Views



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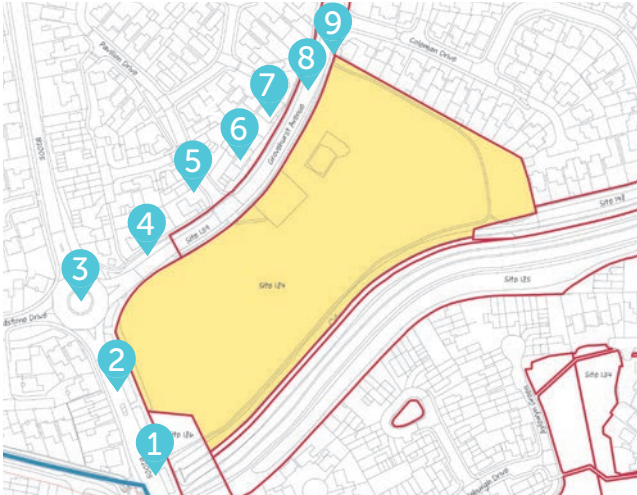


5



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Key Map



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Constraints & Opportunities

The highlighted area offers a potential for a limited development to the north east portion of the Kemsley Recreation Ground.

Site Potential

- Development overlooking existing open green. Potential for:
 - Mixture of traditional detached and semi-detached houses
 - Circa 12 homes
- Addition of active frontage and natural surveillance over existing green
- Potential vehicular access to development off of Grovehurst Avenue

Site Constraints

- The open green is enclosed by large hedges which could negatively impact the green fronting homes of development, creating sense of enclosure
- The southern and south eastern portions of site 184 are in flood zone 3a
- Boundary trees and Milton Creek Country Park green link to the south east of site

Key

-  Potential for intensification
-  Potential area
-  Potential frontage
-  Existing pedestrian route
-  Potential vehicular routes
-  Existing vehicular routes
-  Vehicular access
-  Play space
-  Frontages
-  Existing line of trees
-  Existing landscaping
-  Site boundary



Constraints & Opportunities Diagram

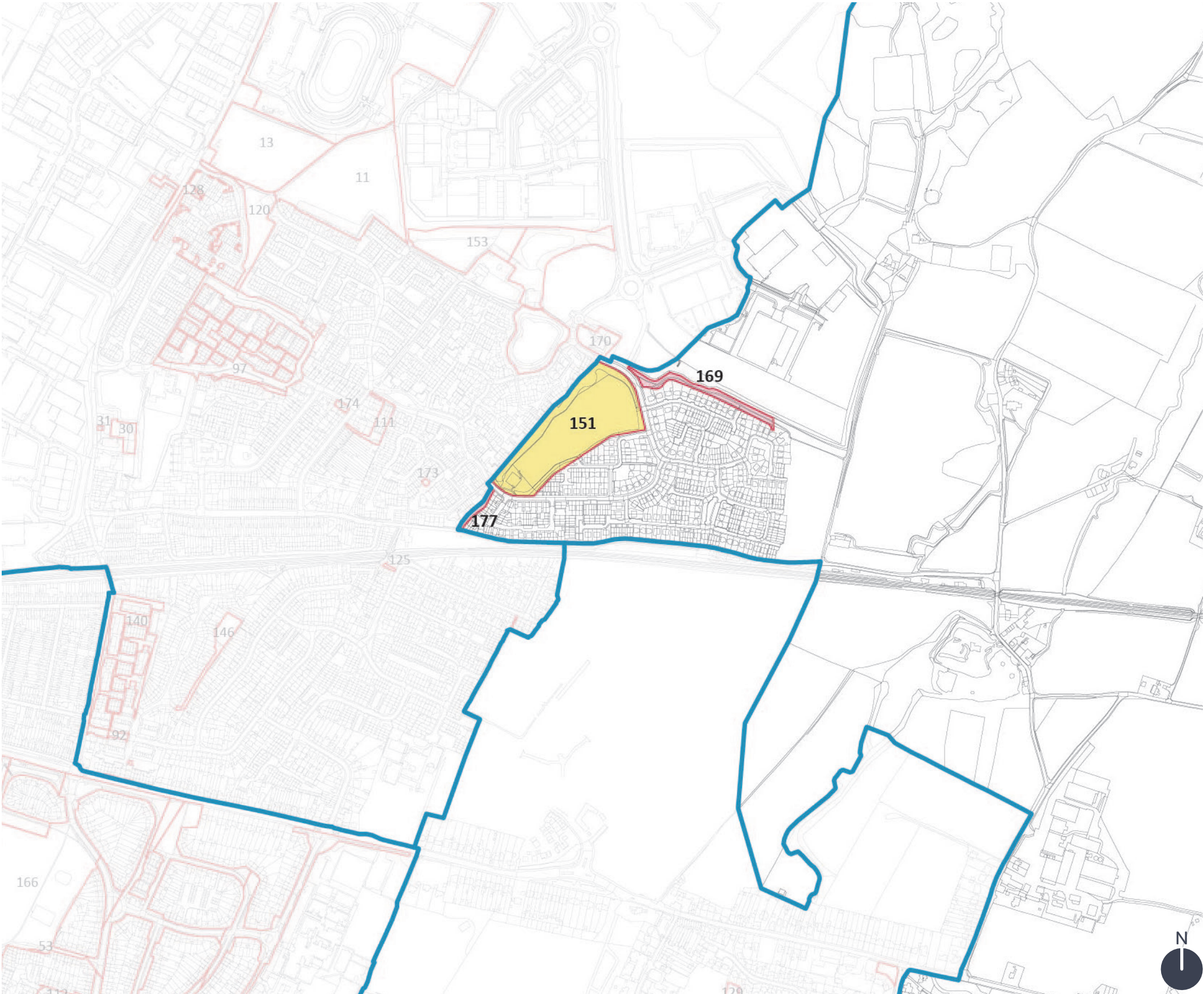
Teynham & Lynsted

Overview

The Teynham & Lynsted ward is located in the east of Sittingbourne and contains 3 sites. These are:

- Site 151
- Site 169
- Site 177

Through the traffic light analysis, we have identified a range of sites that could be intensified, as illustrated by the adjacent plan.

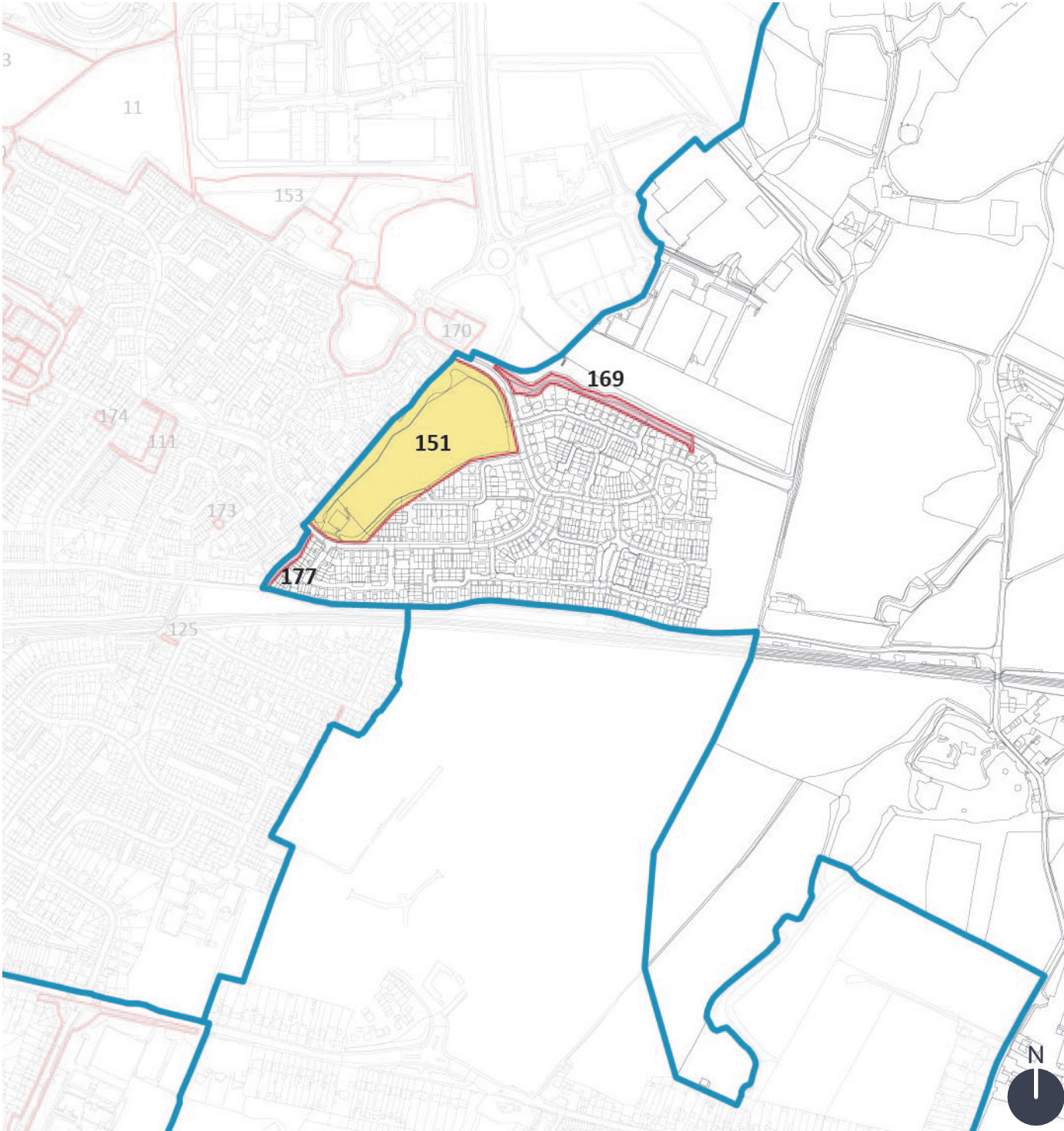


Key

- Ownership boundary of red sites
- Ownership boundary of amber sites
- Ward boundary

Schedule of Sites

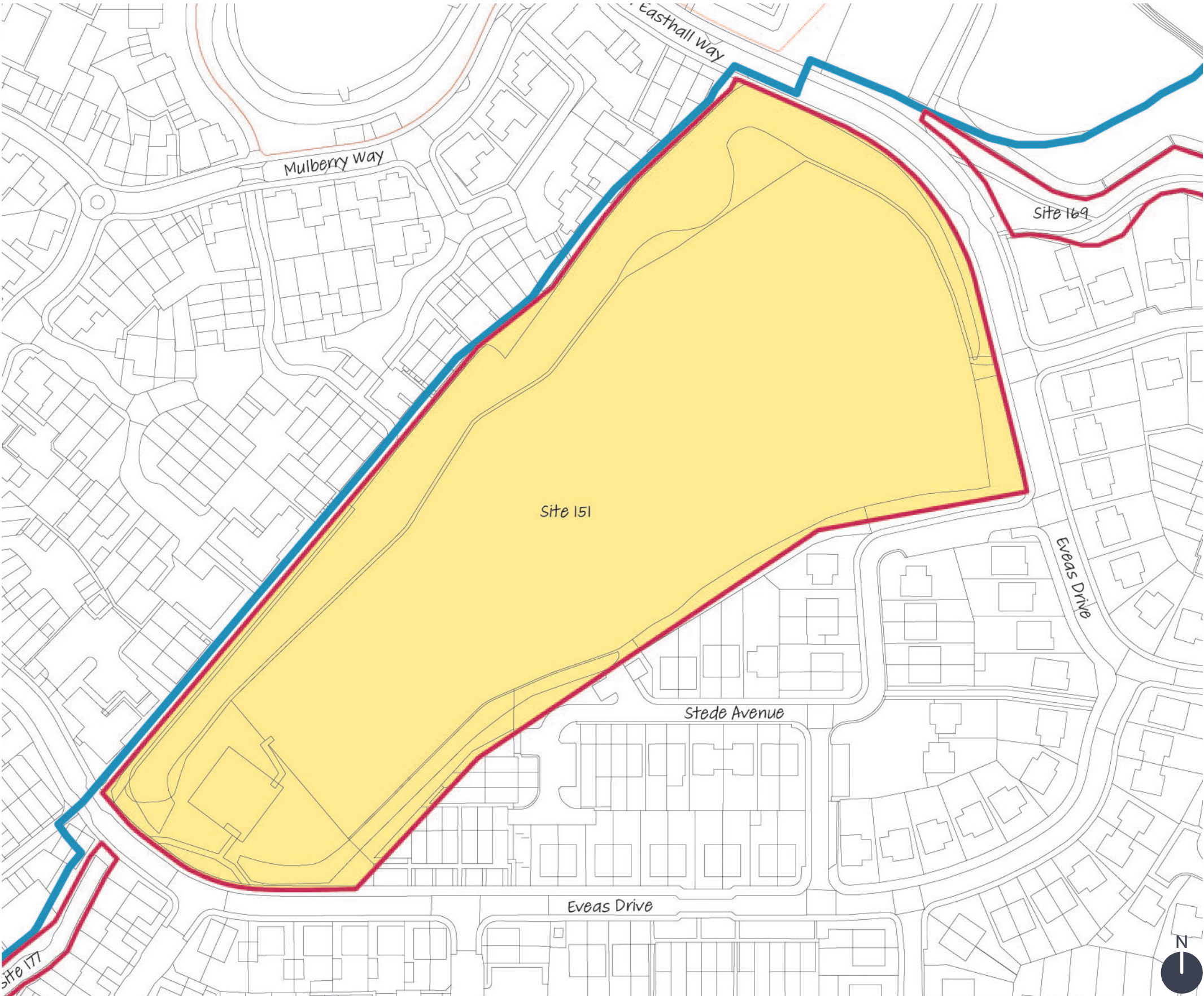
During the assessment process, our team identified the type of site, name and/or description of the site and commentary on its physical attributes and/or context to determine which sites are not suitable for densification. Within the Teynham & Lynsted ward, Site 151 is possibly conducive to densification



Ward	Map Ref No.	Area_Hectares	Type	Name/description	Initial comments	No/Yes/May be
Teynham & Lynsted	151	4.684231579	Open space	Neighbourhood green space enclosed by green planted buffer.	And densification unlikely to be integrated easily into the space except for the small corner at Stede Ave and Eveas Drive, going northwards to Housson Ave. Likely community opposition, but could create a corner marker buidling	Possibly, but difficult to achieve due to land being open space and likely ccommunity opposition
Teynham & Lynsted	169	0.323176985	Open space link	Pedstrian path that goes along the rear gardens of houses along Housson Ave	Likely established path and too narrow for densification, therefore not a site	No
Teynham & Lynsted	177	0.071659247	Green corridor	Overgrown green corridor, no access	Too narrow, not a site	No

Site 151

Site 115 highlighted in the adjacent plan comprises of a neighbourhood open green, enclosed by a planted buffer around the perimeter of the site.



Site 151 aerial view

Key

Ownership boundary of amber site

Existing site plan of site 151

Site 151: Street Views



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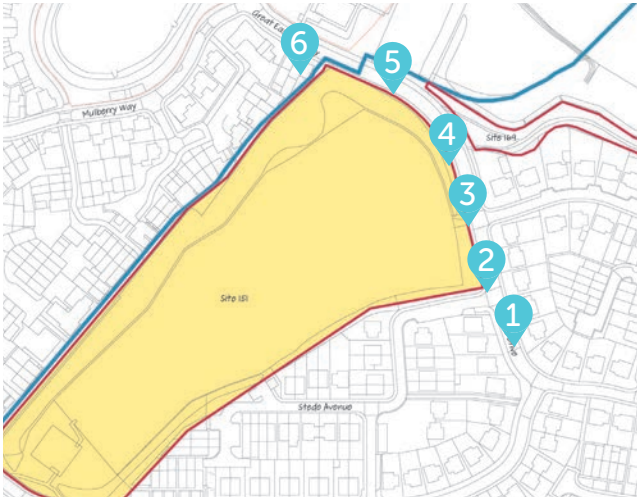


5



6

Key Map



Constraints & Opportunities

The highlighted area offers potential for a small new development on the north eastern corner along Stede Avenue and Eveas Drive.

Site Potential

- Potential for development to the north eastern corner of open green, creating potential corner marker building. Development potential for:
 - Traditional detached houses
 - Circa 3 homes
 - East facing views towards Eveas Drive

Site Constraints

- Likely opposition from local community
- Difficult to densify as land is part of open green space

Key

-  Potential intensification
-  Potential area
-  Potential frontage
-  Pedestrian routes
-  Vehicular routes
-  Vehicular access
-  Frontages
-  Existing line of trees
-  Existing landscaping
-  Site boundary
-  Ward boundary



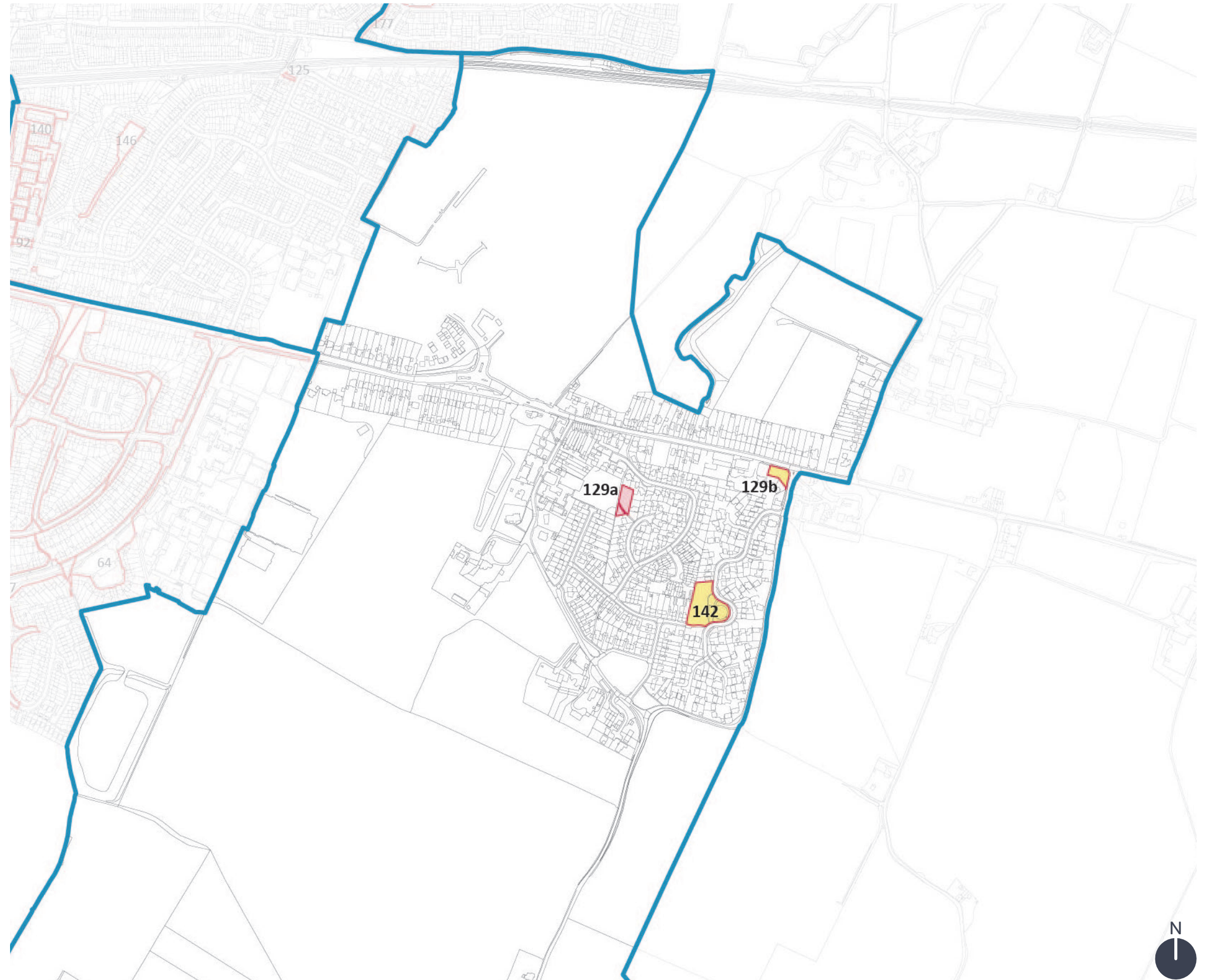
West Downs

Overview

The West Downs ward is located in the east of Sittingbourne and contains 3 sites. These are:

- Site 129a, 129b
- Site 142

Through the traffic light analysis, we have identified a range of sites that could be intensified, as illustrated by the adjacent plan.



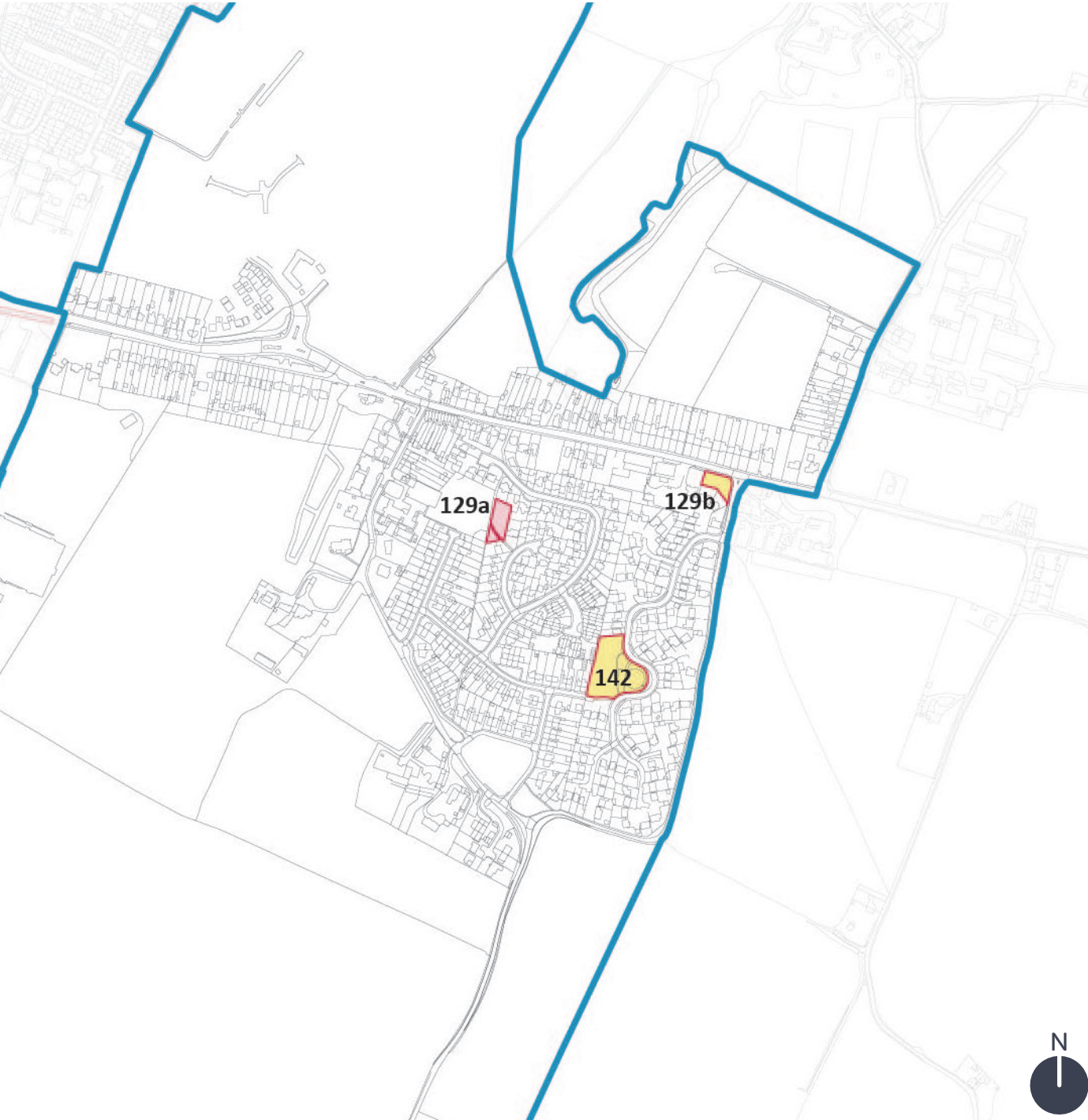
Key

- Ownership boundary of red sites
- Ownership boundary of amber sites
- Ward boundary

Schedule of Sites

During the assessment process, our team identified the type of site, name and/or description of the site and commentary on its physical attributes and/or context to determine which sites are not suitable for densification. Within the West Downs ward, Sites 129 and 142 are possibly conducive to densification.

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Ward	Map Ref No.	Area_Hectares	Type	Name/description	Initial comments	No/Yes/Maybe
West Downs	129	0.102647493	Open spaces	129a is part of a neighbourhood recreation green	Part of recreation green and site is to the east with only pedestrian access, so not a site.	No
				129b (to confirm site number) forms a key corner and could be densified with a corner marker building to enhance the Bapchild gateway along London Road	Site 129b could be a difficult site with constraints to realise a limited number of homes, but it could be a key corner with some open space retained in the public realm to hold this corner.	Maybe
West Downs	142	0.475045293	Open space	Central green in Bapchild	Northern frontage is blank and has potential to create an east west route linking Randle Way with Lords Cl and possibly creating two mews, wide-fronted homes overlooking the green. Likely opposition but could increase overlooking, character and access	Maybe

Site 129b

Site 129b highlighted in the adjacent plan comprises of an open space, on the corner of the A2 London Road and Panteny Lane.



Site 129b aerial view

Key


Ownership boundary of amber site



Existing site plan of site 129b

Site 129b: Street Views



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Key Map



Constraints & Opportunities

The highlighted area offers potential for a small development on the open green, forming a key corner building, enhancing the Bapchild gateway along London road.

Site Potential

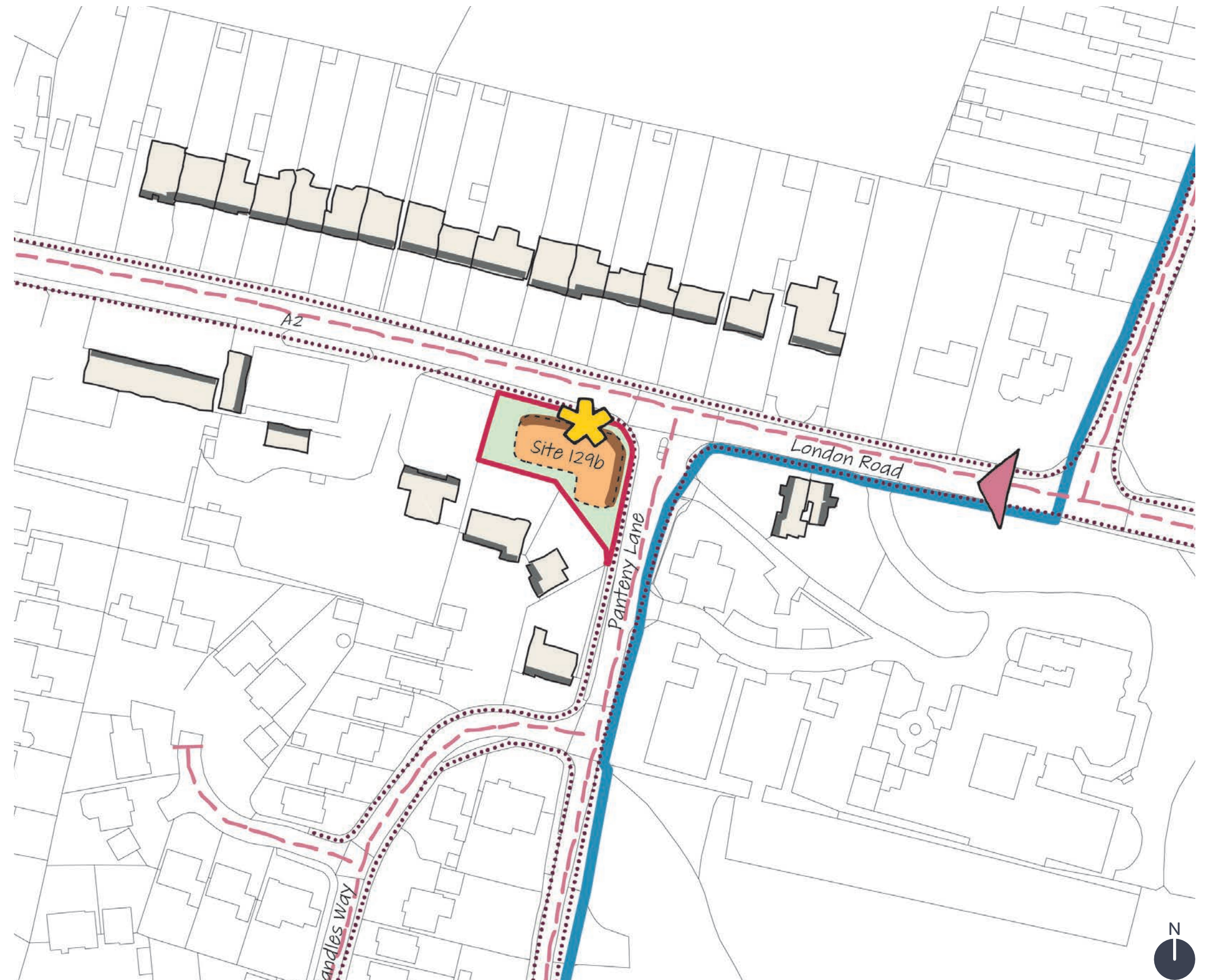
- Potential for development on the corner between London Road and Panteny Lane, completing the existing urban grain. Potential for:
 - Detached houses
 - Circa 2 homes
- Potential to retain some open space in the public realm

Site Constraints

- Tight site within close proximity to adjacent homes footprint and rear garden requiring bespoke architectural solutions to internal layout and garden arrangement

Key

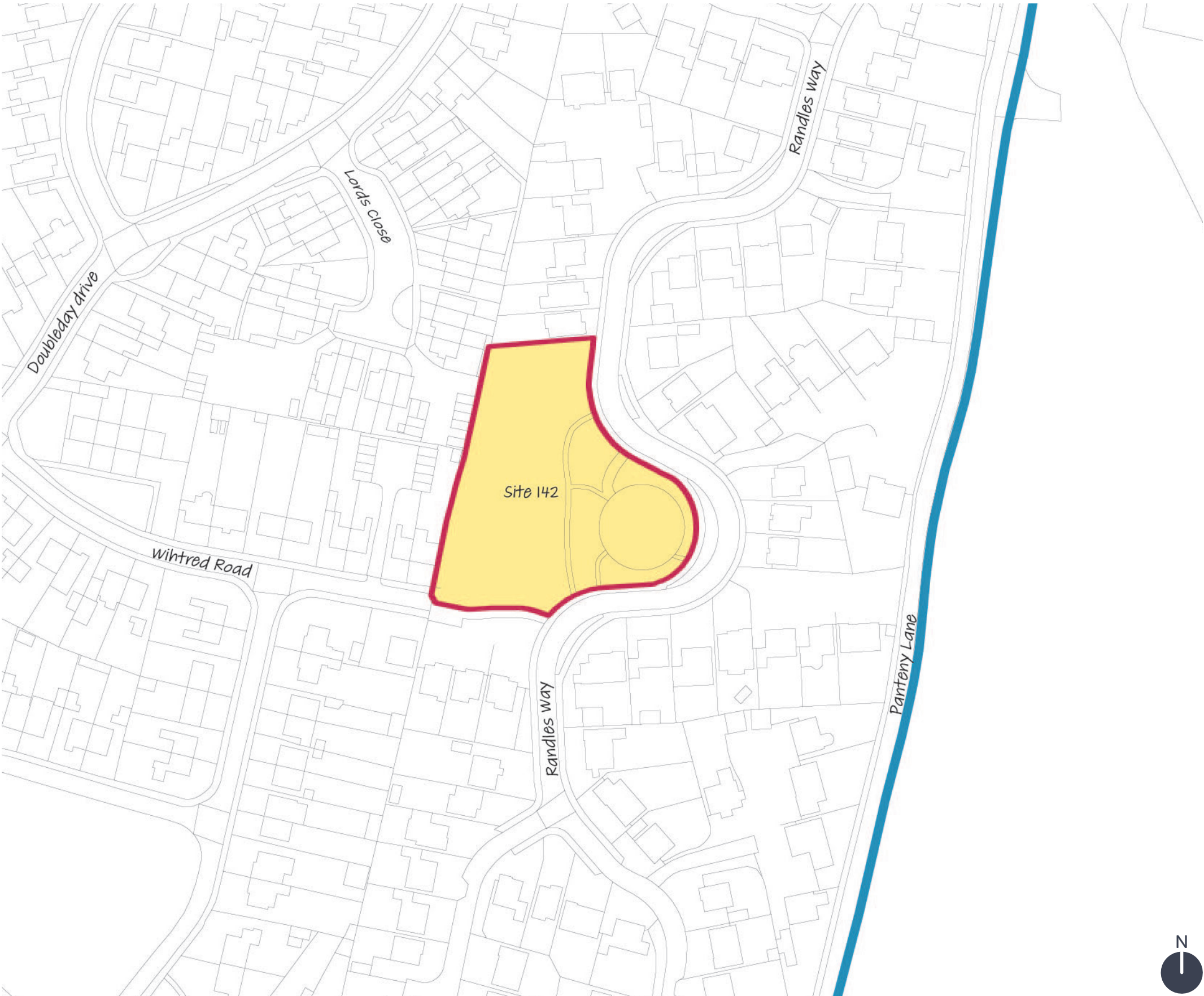
-  Potential intensification
-  Potential area
-  Potential frontage
-  Pedestrian routes
-  Vehicular routes
-  Vehicular access
-  Frontages
-  Existing landscaping
-  Site boundary
-  Ward boundary



Constraints & Opportunities Diagram

Site 142

Site 142 highlighted in the adjacent plan comprises of a central green space in Bapchild.



Site 142 aerial view

Key

Ownership boundary of amber site



Existing site plan of site 142

Site 142: Street Views



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Key Map



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Constraints & Opportunities

The highlighted area offers potential for a small development to the north of site 142.

Site Potential

- Development potential to the north of open green. Potential for:
 - Wide fronted Mews
 - Circa 3 homes
 - South-facing views out onto Bapchild central green
- Potential to create access route, linking Randle Way to the east and Lords Close to the west
- Potential to increase active surveillance, access and introduction of new housing typologies

Site Constraints

- Likely opposition from local community
- Tight site within close proximity to adjacent homes footprint and rear garden requiring bespoke architectural solutions to internal layout and garden arrangement

Key

-  Potential intensification
-  Potential area
-  Potential frontage
-  Pedestrian routes
-  Existing vehicular routes
-  Vehicular access
-  Potential vehicular route
-  Potential views
-  Frontages
-  Existing landscaping
-  Site boundary
-  Ward boundary



Constraints & Opportunities Diagram

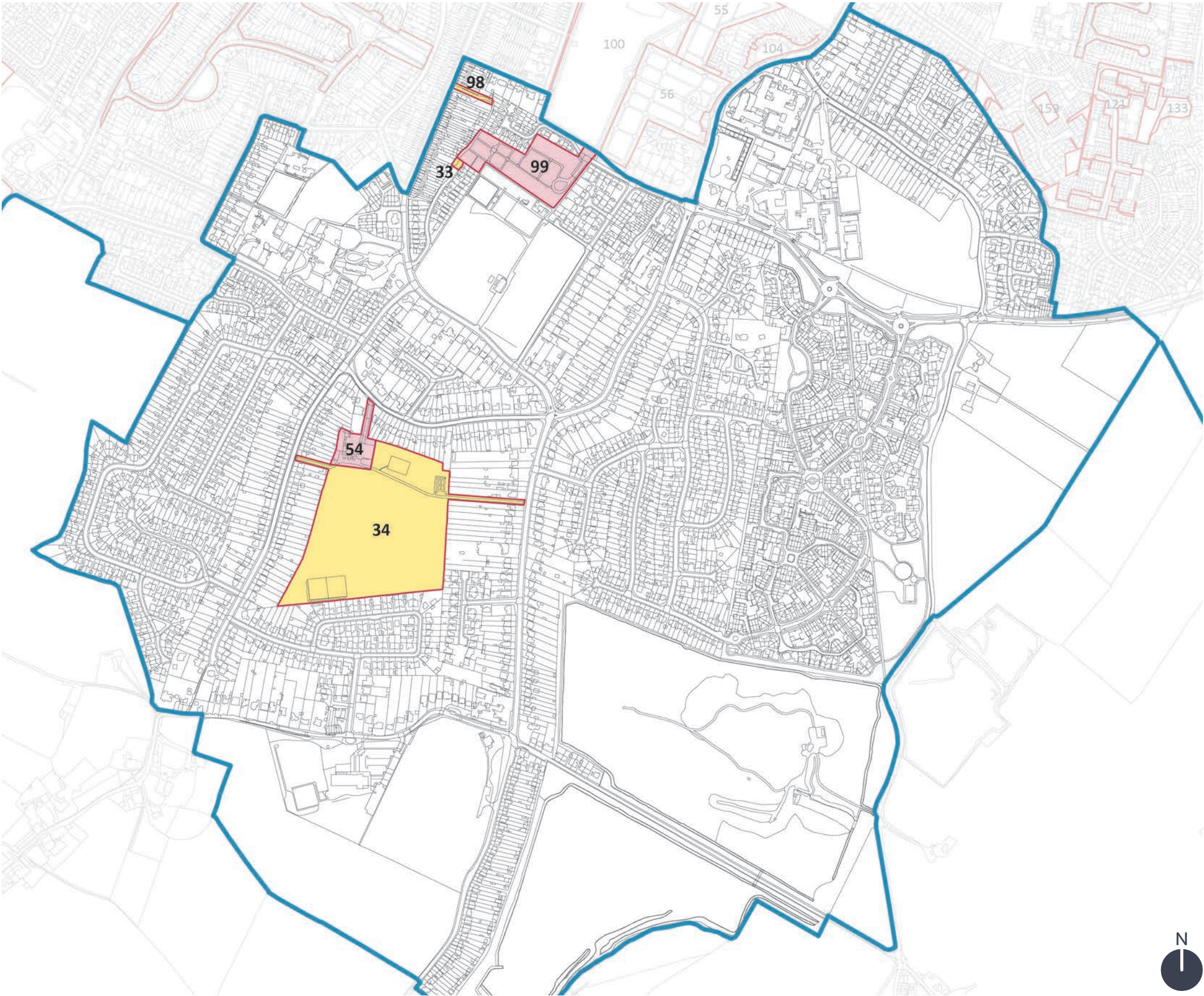
Woodstock

Overview

The Woodstock ward is located in the south of Sittingbourne and contains 5 sites. These are:

- Site 33
- Site 34
- Site 54
- Site 98
- Site 99

Through the traffic light analysis, we have identified a range of sites that could be intensified, as illustrated by the adjacent plan.

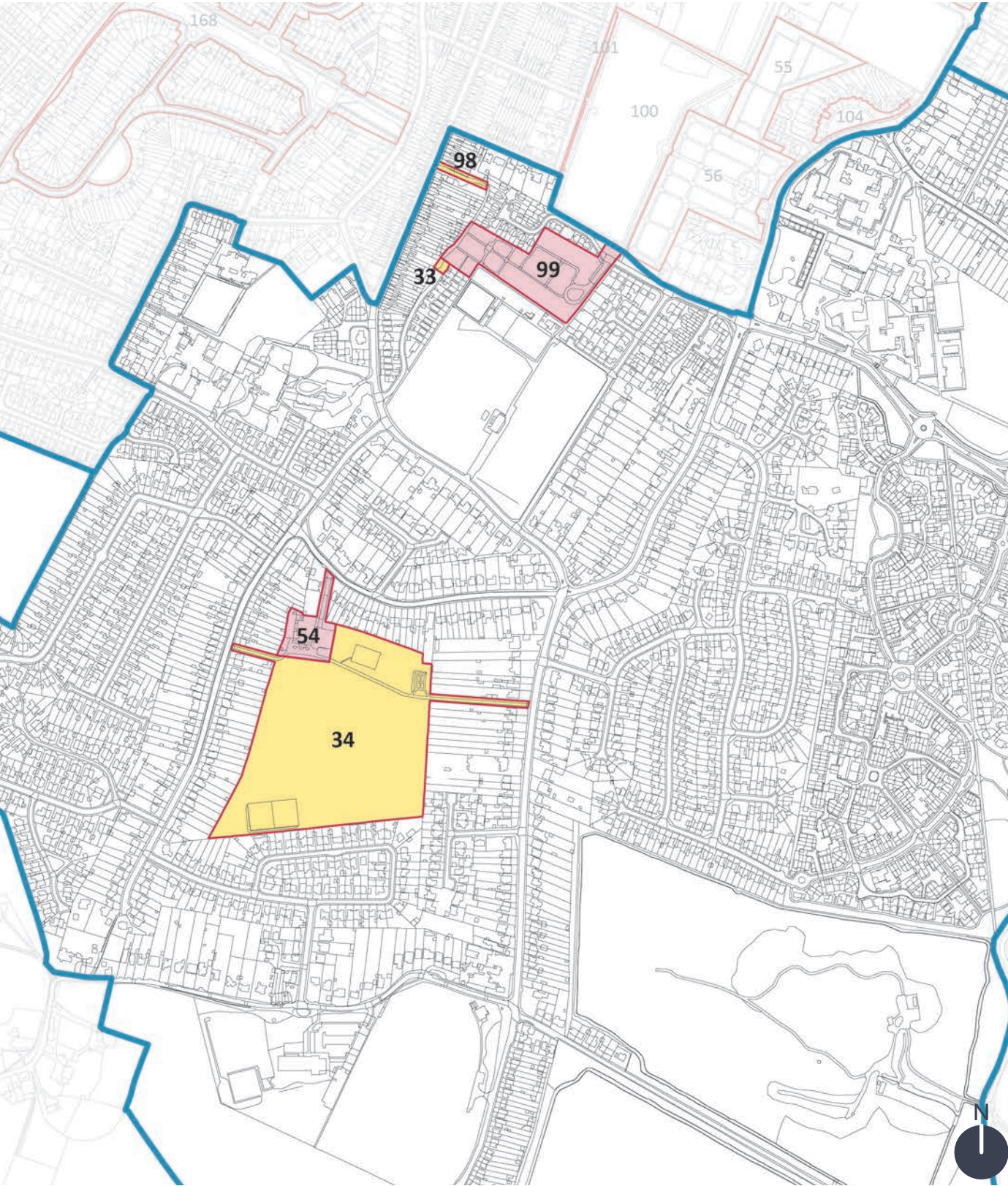


Key

- Ownership boundary of red sites
- Ownership boundary of amber sites
- Ward boundary

Schedule of Sites

During the assessment process, our team identified the type of site, name and/or description of the site and commentary on its physical attributes and/or context to determine which sites are not suitable for densification. Within the Woodstock ward, Sites 33, 34 and 98 are possibly conducive to densification.



Ward	Map Ref No.	Area_Hectares	Type	Name/description	Initial comments	No/Yes/Maybe
Woodstock	33	0.026644422	Rear access land	Plot of land along a rear access route for rear car parking	Possible to densify but adjacent properties cross land for garage access and 'street' is a service route except one adjacent cottage	Possibly a unit, potential for wider placemaking/facilitating private rear garden densification
Woodstock	34	6.021436883	Open space	King George V Playing Field	Appears well-used, but holistic approach to place and planning could provide a circular route enabling west and east-facing long gardens to densify.	Possibly, but Council likely to facilitate approach for private landowner delivery
Woodstock	54	0.470812753	Open space	Toilets and car parking for King George V Playing Field	Likely required facilities and unlikely location for housing	No
Woodstock	98	0.074309295	Access route	Vehicle route to access rear gardens/rear car parks	Potential to explore council facilitating owners to densify their rear gardens where there is sufficient space for rear amenity space. This route could either densify or be improved (public realm)	Possibly through Council facilitation for wider landowner intensification
Woodstock	99	1.515522418	Cemetery	Sittingbourne Cemetery	Not a site	No

Site 33

Site 33 highlighted in the adjacent plan comprises of a plot of land at the end of Roonagh Court, providing a rear access route to car parking to the rear of adjacent houses.



Existing site plan of site 33



Site 33 aerial view

Key

 Ownership boundary of amber site

Site 33: Street Views



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Key Map



Constraints & Opportunities

Having reviewed the site, there is very little to no potential development within the site boundary however, there is wider potential to develop surrounding long rear gardens to the south west of site 33.

Site Potential

Option A

- The highlighted area offers limited potential however there is scope for a small development on the corner of Site 33
- Development Potential: 1 house (potential for self build)

Option B

- The area however, offers access potential to the long rear gardens along Roonagh Court. This may unlock potential for small mews development towards the rear gardens of the existing houses
- Development potential in private garden densification: Mews houses, Circa 8 homes
- Development potential to be combined with site 98 development of rear gardens

Site Constraints

- Limited space as existing vehicular access would need to be retained
- Tight site within close proximity to adjacent homes footprint and rear garden requiring bespoke architectural solutions to internal layout and garden arrangement
- As the sites are outside of Council ownership, the Council could encourage such development through policy/guidance or through a Local Development Order (LDO) process. In this instance, the Council land provides access to formalise a rear laneway, enabling it to become a mews with active frontages

Key

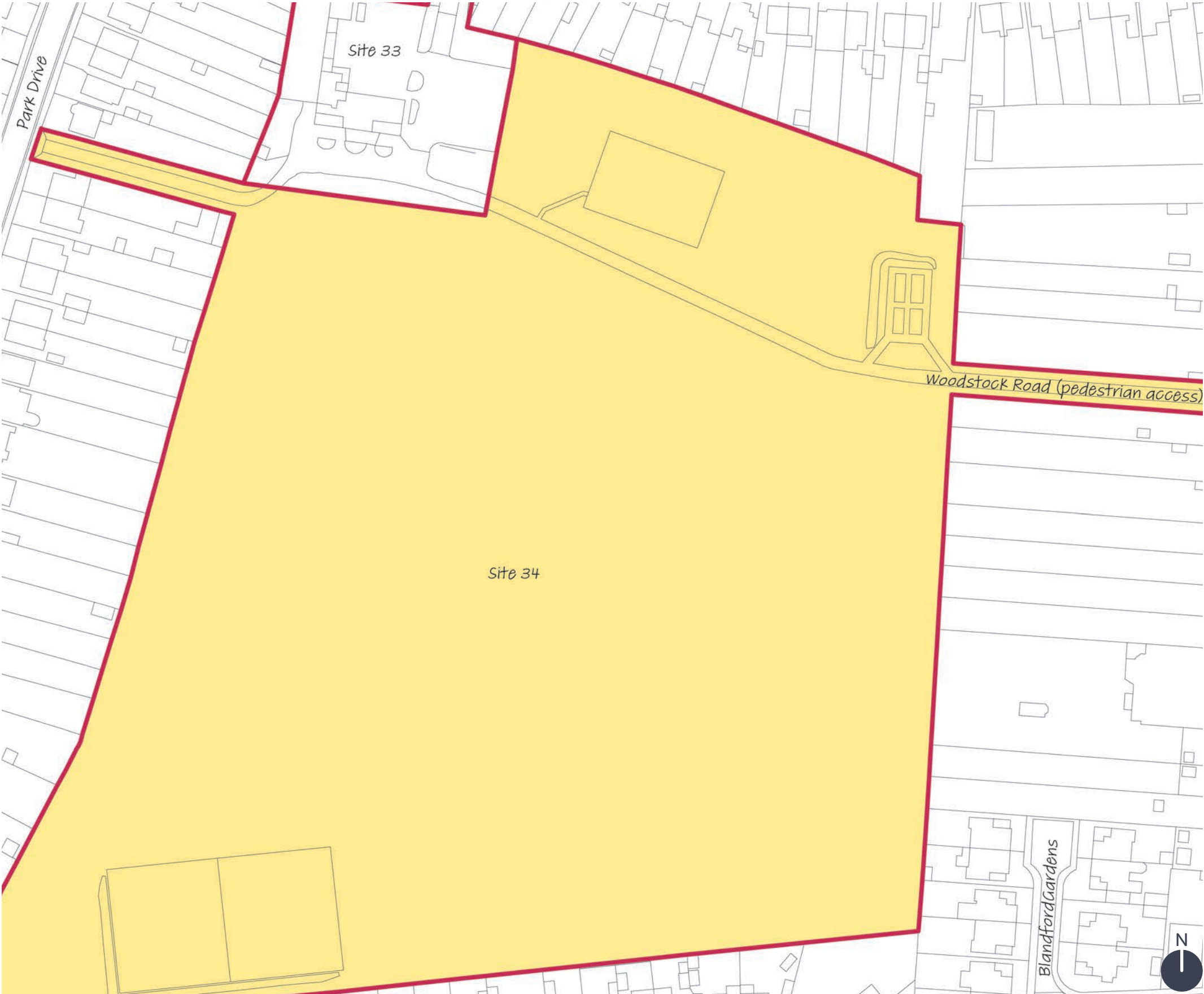
-  Potential intensification
-  Potential intensification outside of boundary
-  Potential area
-  Potential frontage
-  Area outside of site boundary
-  Pedestrian routes



Constraints & Opportunities Diagram

Site 34

Site 34 highlighted in the adjacent plan comprises of an open space, forming part of King George V Playing Field.



Existing site plan of site 34



Site 34 aerial view

Key

Ownership boundary of amber site

Site 34: Street Views



1

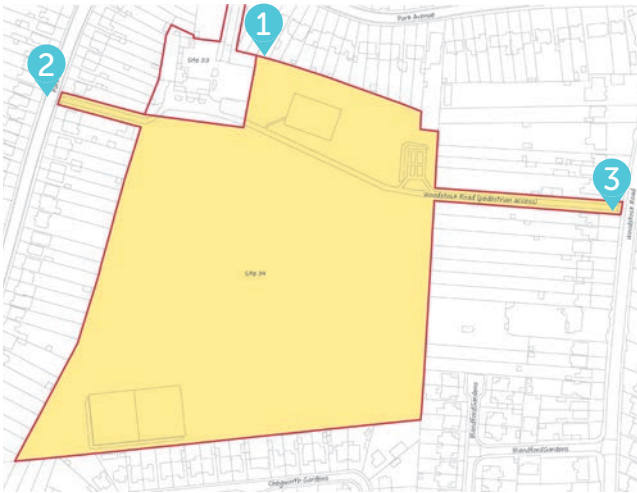


2



3

Key Map



Constraints & Opportunities

Having reviewed the site, there is very little to no potential development within the site boundary however, there is wider potential to develop surrounding long rear gardens to the east and west of site 34.

Site Potential

Area A:

- Potential for new homes at rear gardens of existing houses on Park Drive. New homes would increase active surveillance onto the playing field. Existing access is pedestrian only and new vehicular access may not be possible.
- Development potential for circa 12 homes

Area B:

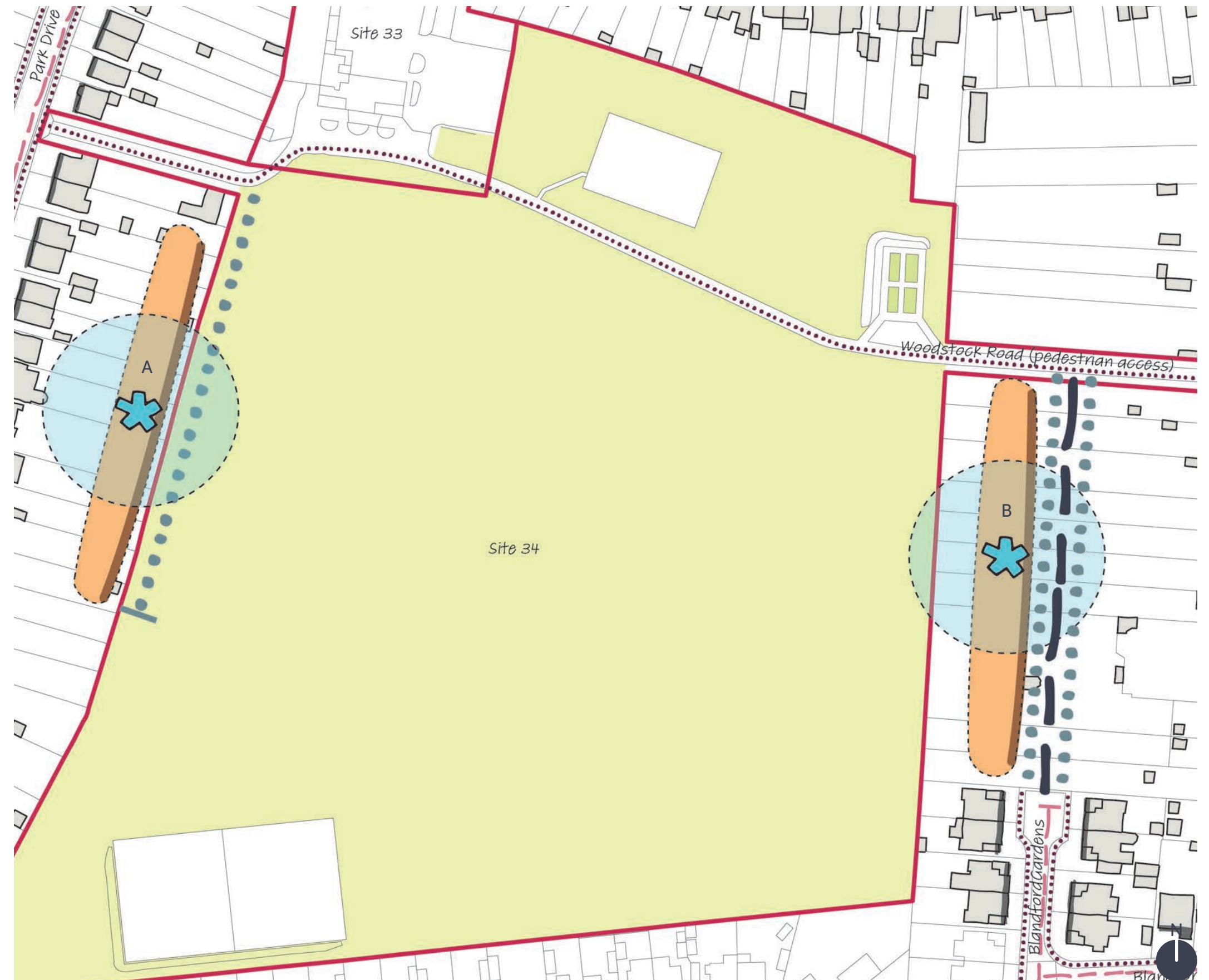
- Potential for opening up existing Blandford Gardens cul-de-sac with new road linking to Woodstock Road pedestrian access.
- Development potential for circa 10 homes

Site Constraints

- Potential areas of densification are outside of site boundary
- As the sites are outside of Council ownership, the Council could encourage such development through policy/guidance or through a Local Development Order (LDO) process

Key

-  Potential intensification outside of boundary
-  Potential area
-  Area outside of site boundary
-  Pedestrian routes
-  Potential pedestrian routes
-  Vehicular routes
-  Potential vehicular route
-  Frontages
-  Potential frontages
-  Designated Local Green Space
-  Site Boundary



Constraints & Opportunities Diagram

Site 98

Site 98 highlighted in the adjacent plan comprises of a vehicular route off of Park Road, providing access to rear gardens and car parks.



Site 98 aerial view

Key

Ownership boundary of amber site

N

Existing site plan of site 98

Site 98: Street Views



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Key Map



Constraints & Opportunities

Having reviewed the site, there is very little to no potential development within the site boundary however, there is potential for a small development adjacent to the site.

Site Potential

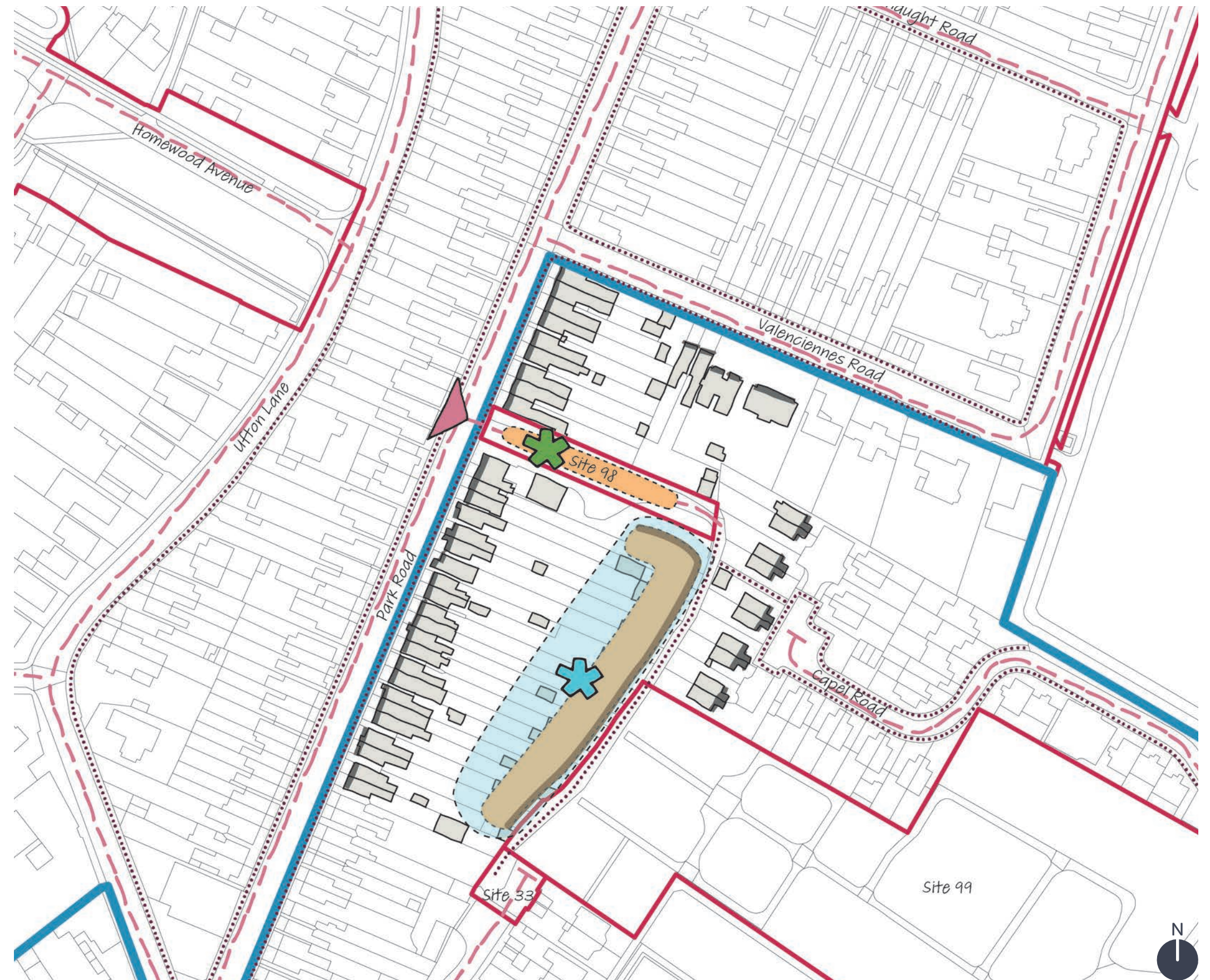
- Development potential to densify rear gardens where there is sufficient space for rear amenity space. Development potential for:
 - Circa 7 homes
 - North-east views towards access route
- Potential for public realm and access route improvement within site boundary to accommodate potential adjacent development
- Development potential to be combined with site 33 development of rear gardens

Site Constraints

- Limited space and site acts as an access route to rear gardens and car parks
- Overlooking from adjacent houses
- As the sites are outside of Council ownership, the Council could encourage such development through policy/guidance or through a Local Development Order (LDO) process
- The site is located within the conservation area

Key

-  Potential public realm improvement
-  Potential intensification
-  Potential area
-  Area outside of site boundary
-  Potential frontage
-  Pedestrian routes
-  Vehicular routes
-  Vehicular access
-  Frontages
-  Existing landscaping
-  Site boundary
-  Ward boundary



Constraints & Opportunities Diagram

Murston

Overview

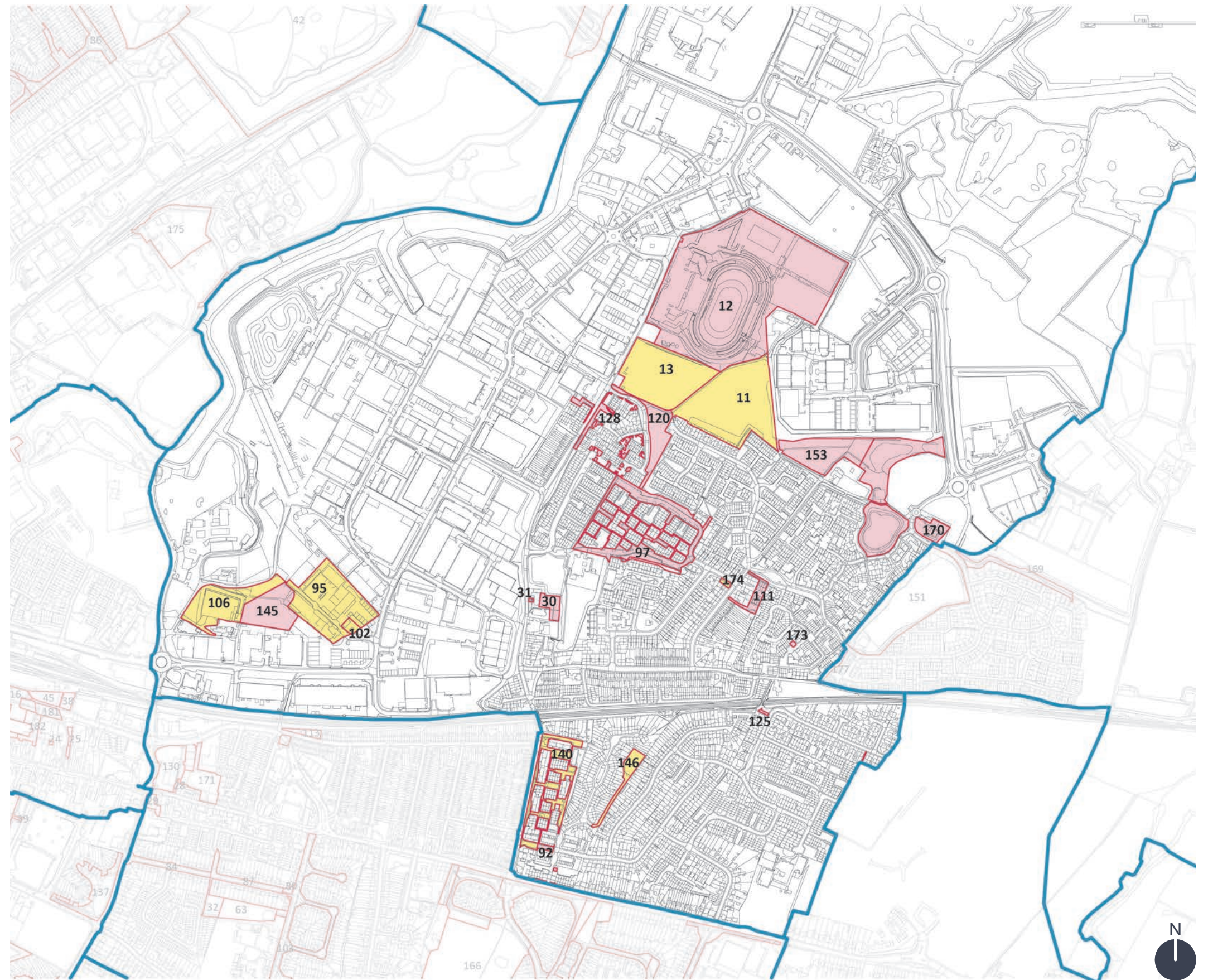
The Murston ward is located to the north east of Sittingbourne contains 21 sites. These are:

- Site 11
- Site 12
- Site 13
- Site 30
- Site 31
- Site 92
- Site 95
- Site 97
- Site 102
- Site 106
- Site 111
- Site 120
- Site 125
- Site 128
- Site 140
- Site 145
- Site 146
- Site 153
- Site 170
- Site 173
- Site 174

Through the traffic light analysis, we have identified a range of sites that could be intensified, as illustrated by the adjacent plan.

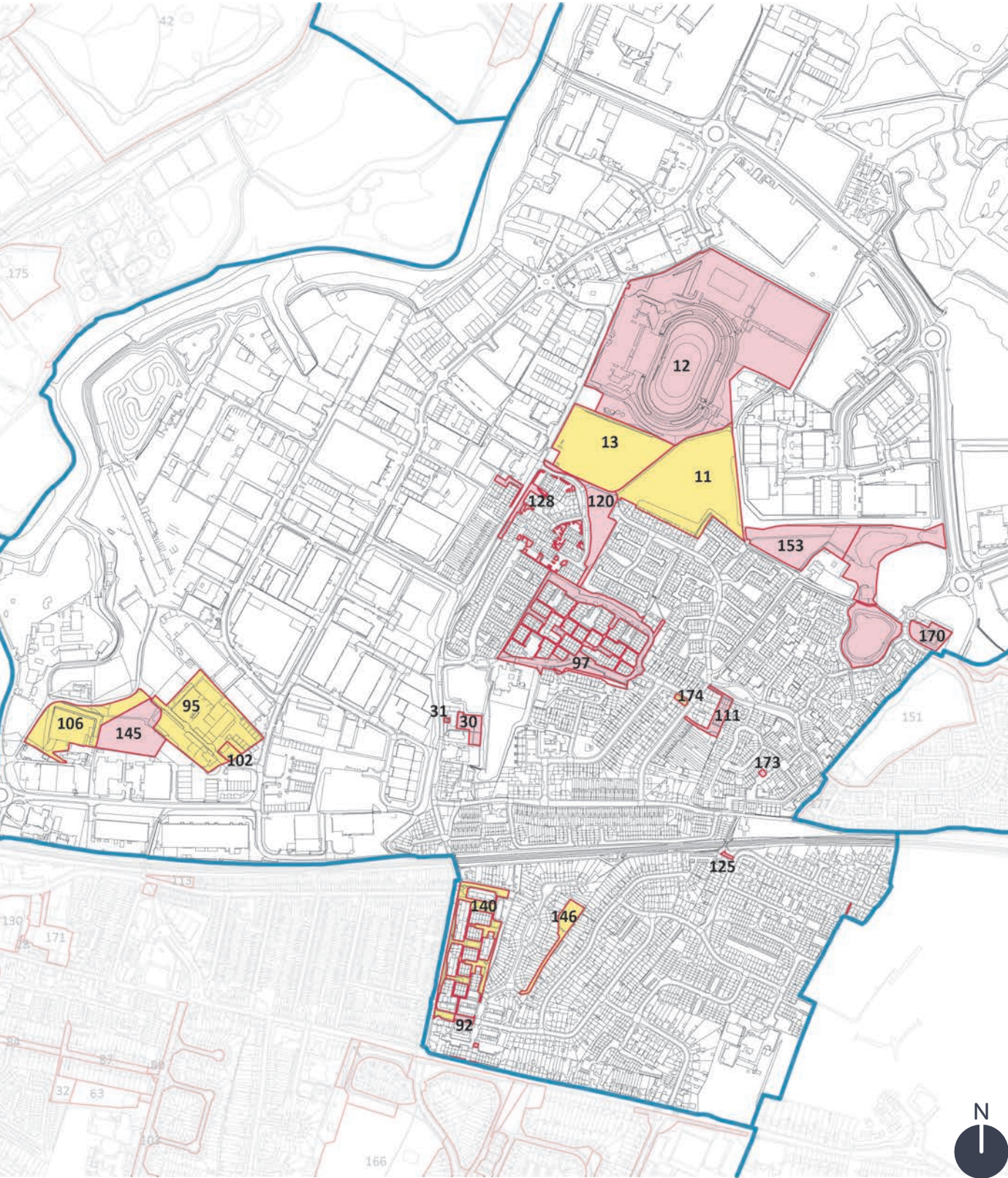
Key

- Ownership boundary of red sites
- Ownership boundary of amber sites
- Ward boundary



Schedule of Sites

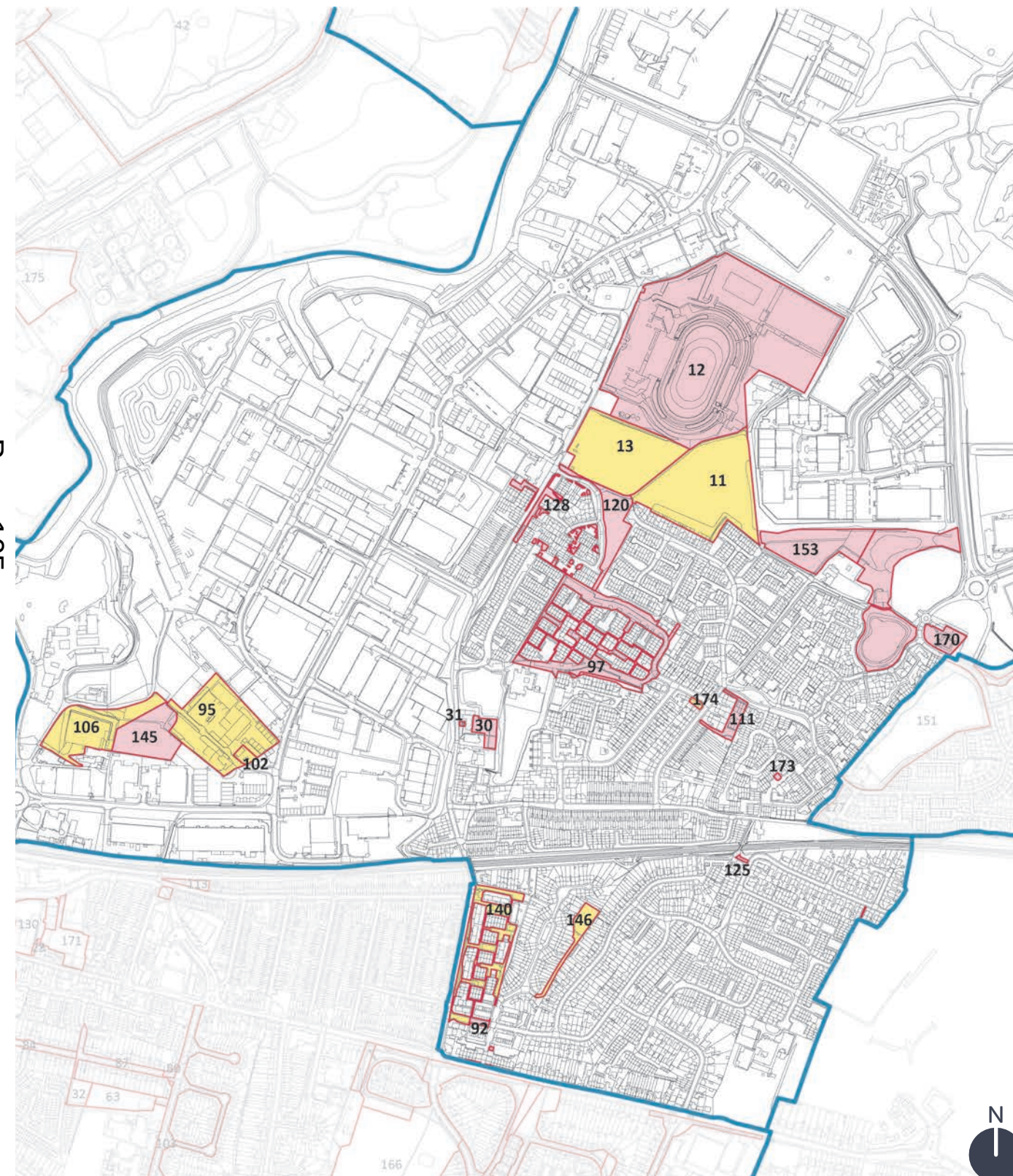
During the assessment process, our team identified the type of site, name and/or description of the site and commentary on its physical attributes and/or context to determine which sites are not suitable for densification. Within the Murston ward, Sites 11, 13, 95, 102, 106, 140 and 146 are possibly conducive to densification.



Ward	Map Ref No.	Area_Hectares	Type	Name/description	Initial comments	No/Yes/Maybe
Murston	11	2.780806172	Open Space	Triangular open space next to stadium maintained for sports	Potential to create a pedestrian/cycle Green connection between Church Road and Great Easthall Way (lake and village hall), passing by allotments and listed farm house. Could be reinforced with new housing along south edge with positive frontage towards the Green. Present Leaseholders.	Maybe - with 11 & 13
Murston	12	9.256525137	Stadium	Central Park Stadium with adjacent surface car park and training pitches. Contains large LGV testing centre.	Stadium is not a site (assumingly it is important to Sittingbourne and S&B FC). Adjacent land could be considered for densification and improvement.Land is surrounded by industry from 3 sides (+ listed farm building).	No
Murston	13	2.006512695	Open Space	Open space next to stadium maintained for sports facing Church road	Posibility for development - residential frontage to both Hugh Price Cl and open green space. Present Leaseholders.	Maybe - with 11 & 13
Murston	30	0.175647318	Cemetery	Cemetery behind the All Saints Church on Church road	It is a cemetery	No
Murston	31	0.007289494	Monument	Monument by the All Saints Church on Church road	It is not a site	No
Murston	92	0.047466361	Road	Streetscape of Woodberry Drive	It is not a site	No
Murston	95	1.869381987	Industrial Estate	Land At West Lane Trading Estate	The industrial estates nearby are in process of redevelopment into residential neighbourhoods. This estate could be similarly redeveloped as a part of a larger masterplan including nearby sites owned by Swale	Maybe - with 95, 102 and 106
Murston	97	1.41698066	Streets, paths and verges	Streetscapes including Broom Road and Gorse Road	The site covers large portion of streetscape, hence, there is not a suitable area for intensification	No
Murston	102	0.078424725	Industrial Estate	Land At West Lane Trading Estate	The industrial estates nearby are in process of redevelopment into residential neighbourhoods. This estate could be similarly redeveloped as a part of a larger masterplan including nearby sites owned by Swale	Maybe - with 95, 102 and 106
Murston	106	1.176243043	Grazing Land	Inaccessible open Land and Allotments To The East Of Crown Quay Lane	The industrial estates nearby are in process of redevelopment into residential neighbourhoods. This estate could be similarly redeveloped as a part of a larger masterplan including nearby sites owned by Swale	Maybe - with 95, 102 and 106
Murston	111	0.269151499	Houses	Land On The South-East Side Of Oak Road	Land recently developed into housing and is not owned by Swale anymore	No

Schedule of Sites

During the assessment process, our team identified the type of site, name and/or description of the site and commentary on its physical attributes and/or context to determine which sites are not suitable for densification. Within the Murston ward, Sites 11, 13, 95, 102, 106, 140 and 146 are possibly conducive to densification.

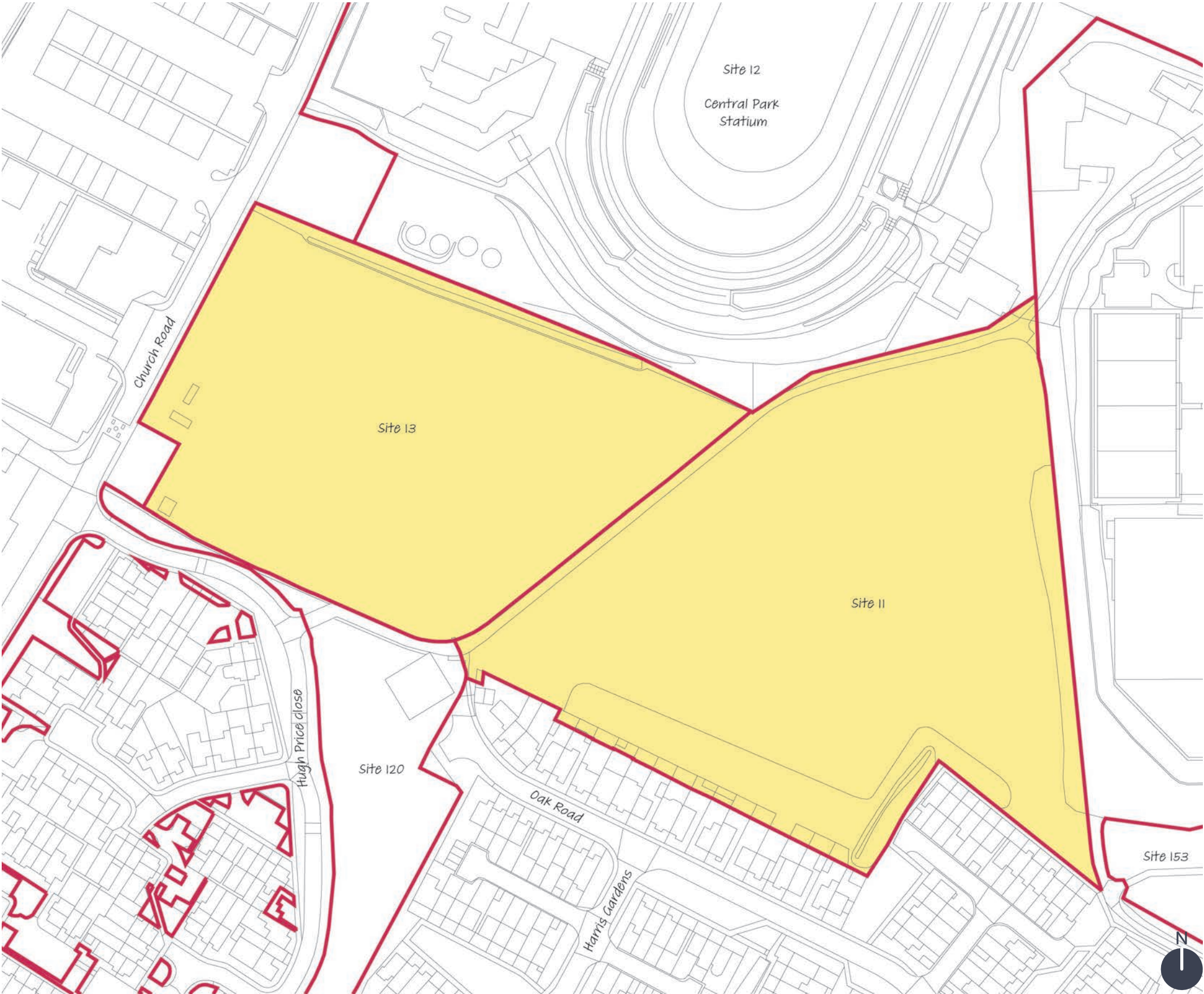


Ward	Map Ref No.	Area_Hectares	Type	Name/description	Initial comments	No/Yes/Maybe
Murston	120	0.857667238	Open Space & Green verges	Public park at Hugh Price Close and green verges around residential home along Church Road	Current site positively contributes to the area as a neighbourhood park	No
Murston	125	0.015590506	Path	Public pedestrian path connecting Peel Drive and Tonge Road	The site is too small for intensification	No
Murston	128	0.062255698	Access road	Driveway off Church Road	It is not a site	No
Murston	140	0.760691064	Streets, footpaths and green spaces	Streetscapes spreaded across Murston Road, Wheatcroft Close, Frenshman Close, Elm Grove and Woodberry Drive	Small possibility for infill at the corner of flats on Frensham Close with potential for public realm improvement of the rest of the estate	Maybe - Infill improvements only
Murston	145	0.82522681	Allotments	Land Lying To The East Of Crown Quay Lane	Allotments are to be retained, and are difficult to move, therefore not a site	No
Murston	146	0.243318993	Access road and play space	Alley and overgrown sports pitch behind houses on Elm Grove	Possible infill development if another pedestrian access to the site is secured.	Maybe
Murston	153	1.04488581	Allotments	Allotments behind houses on Meeres Court Lane	Allotments are to be retained, and are difficult to move, therefore not a site	No
Murston	170	0.251673815	Village Hall	Lakeview Village Hall	Site recently developed as Village Hall	No
Murston	173	0.011231991	Pocket Park	Pocket Park on Plummers Crescent	Site is too small and is the only green space within the neighbourhood	No
Murston	174	0.027725074	House	47 Oak Road, end of terrace House	Site is too small for a significant development.	No

Sites 11 & 13

Site 11 is located behind Central Park Stadium. It is an open green space serving as sports ground; tucked-in behind residential areas towards the south.

Site 13 is located adjacent to the Central Park Stadium at Church Road. It is currently a recreation ground used for sport activities. The site sits opposite the industrial zone with residential neighbourhood towards the south at Hugh Price Close.



Site 11 & 13 aerial view

Key

Ownership boundary of amber site

Existing site plan of Site 11 & 13

Site 11: Street Views



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Key Map



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Site 13: Street Views



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Key Map



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Constraints & Opportunities

The highlighted area offers a potential for a limited development to the south portion of both sites 11 and 13.

Site Potential

- Development overlooking existing open green space. Development potential for:
 - Mixture of traditional terraced and semi-detached houses
 - Circa 12 homes on Site 11
 - Circa 18 homes on Site 13
- Addition of active frontage and natural surveillance over existing green
- Potential vehicular access to development off of Hugh Price Close
- Potential pedestrian access across the site; linking between two green sites from Church Road though to Meeres Court Lane.

Site Constraints

- The open green is enclosed by large hedges which could negatively impact the green fronting homes of development.
- Likely strong resistance due to reduction in green space.

Key

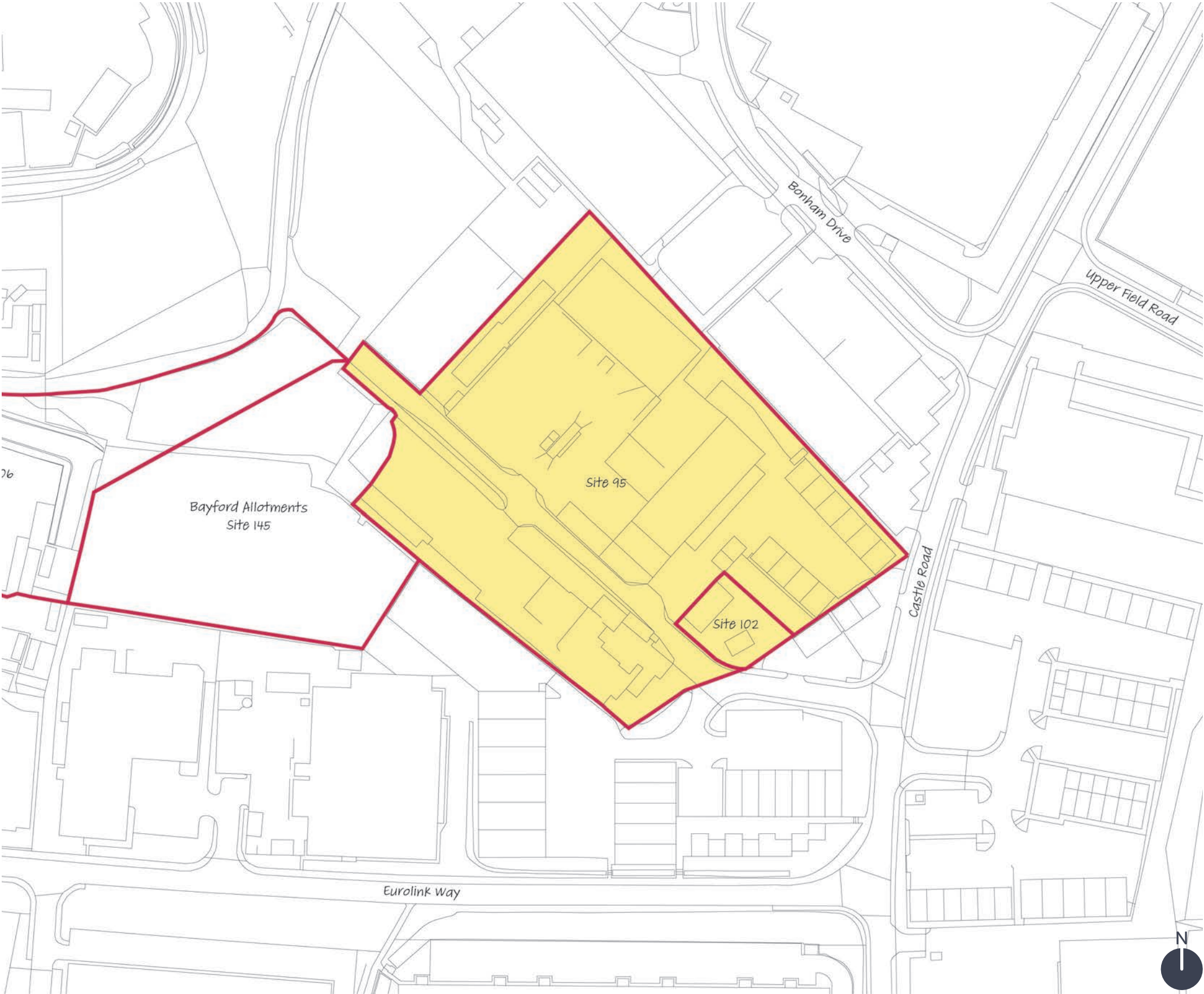
-  Potential for intensification
-  Potential area
-  Potential frontage
-  Frontages
-  Vehicular access
-  Existing vehicular routes
-  Existing private drive
-  Potential vehicular route
-  Existing pedestrian route
-  Potential pedestrian route
-  Site boundary



Constraints & Opportunities Diagram

Sites 95 & 102

Sites 95 & 102 are located off Castle Road, adjacent to Bayford Allotments to the west. The site is predominantly surrounded by industrial buildings.



Site 95 & 102 aerial view

Key

 Ownership boundary of amber site

Existing site plan of Site 95 & 102

Sites 95 & 102: Street Views



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Key Map



Constraints & Opportunities

The highlighted area offers potential for a new development as part of masterplan between sites 106, 145, 95 & 102.

Site Potential

- Potential for new public realm; linking between site 95 and Bayford Allotments (site 145)
- Potential to enhance pedestrian access for Bayford Allotments through to site 106

Area A

- Site would allow for multiple flat block developments with non-residential usage on the ground floor such as shops and retails
 - Development could retain employment opportunities on site with addition to new residential homes
 - 3-4 storeys mix-use typology
 - Circa 80-90 homes

Area B

- Development potential for:
 - Mixture of detached, semi-detached and terraced houses
 - Circa 16-18 homes

Site Constraints

- The site is located within a flood zone 2 & 3
- Several Leaseholders present
- Sites are located in industrial zone, however, the industrial estates nearby are in process of redevelopment into residential neighbourhoods (allocated site A9 - Land at Land at Crown Quay Lane). This estate could be similarly redeveloped as a part of a larger masterplan including nearby sites owned by Swale
 - The Council could encourage such development through policy/guidance or through a Local Development Order (LDO) process. In this instance, a shift in strategy for industrial lands, or extension of area to Policy A9.

Key

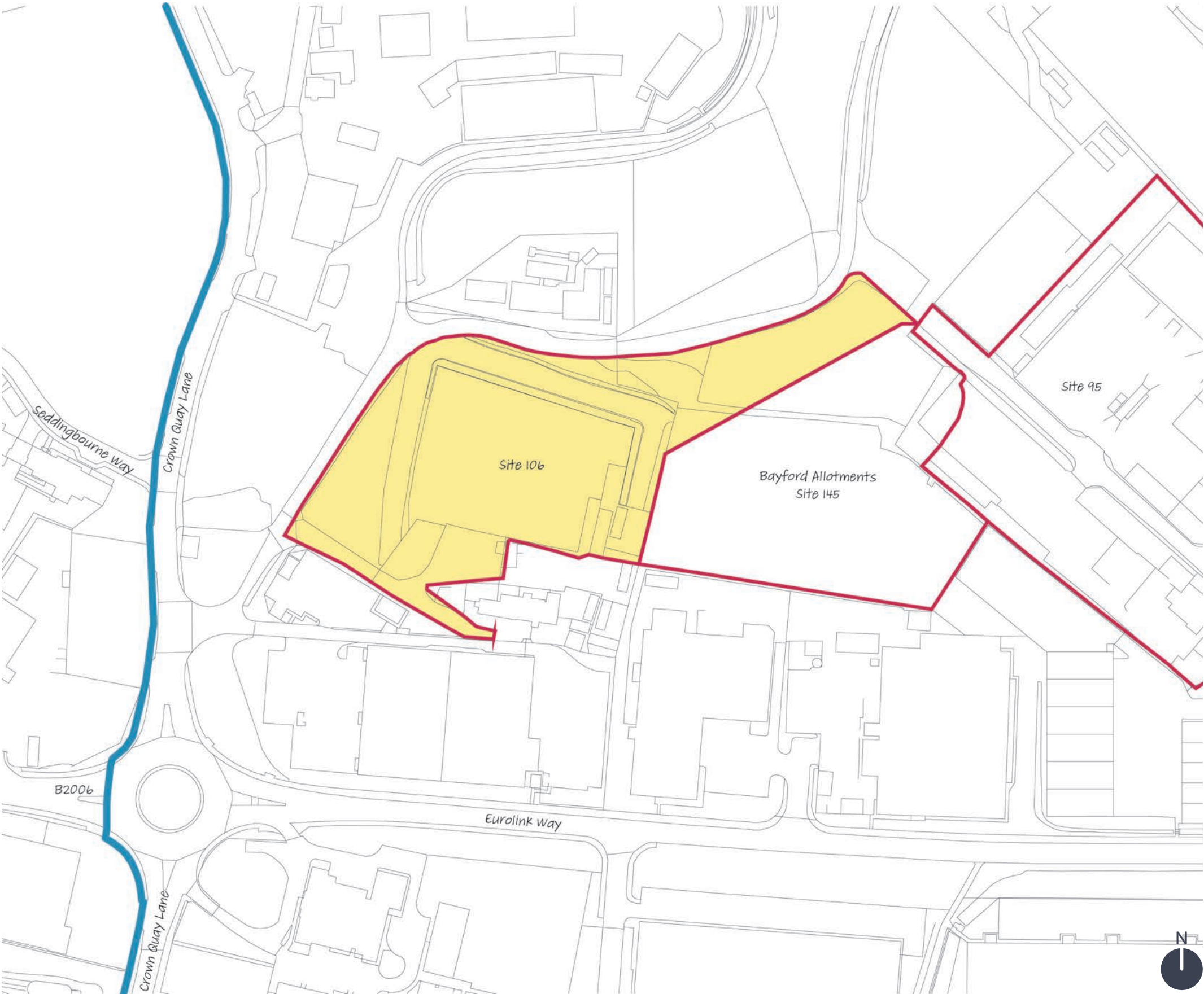
-  Potential for intensification
-  Potential area
-  Potential frontage
-  Frontages



Constraints & Opportunities Diagram

Site 106

Site 106 is located to the East of Crown Quay Lane. The site sits adjacent to Bayford allotments (Site 145), and is surrounded by industrial sites, along with new residential development nearby at Seddingbourne Way.



Site 106 aerial view

Key

-  Ownership boundary of amber site
-  Ward boundary

Existing site plan of Site 106

Site 106: Street Views



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Key Map



Constraints & Opportunities

The highlighted area offers potential for a new development and an enhanced landscape of the site as part of masterplan between site 106, 145, 95 & 102.

Site Potential

- Potential for development of new homes to the north of the open land. Development potential for:
 - 3-4 storeys, flat block typology
 - Circa 30 homes
- Site is enclosed by a moat and could be develop as its own estate
- Potential to enhance pedestrian access to new development through allotment, linking from site 95 across through to Crown Quay Land

Site Constraints

- The site is located within a flood zone 2 & 3
- Site proximity to listed building
- Sites are located in industrial zone, however, the industrial estates nearby are in process of redevelopment into residential neighbourhoods (allocated site A9 - Land at Land at Crown Quay Lane). This estate could be similarly redeveloped as a part of a larger masterplan including nearby sites owned by Swale
 - The Council could encourage such development through policy/guidance or through a Local Development Order (LDO) process. In this instance, a shift in strategy for industrial lands, or extension of allocated site A9.

Key

✱ Potential for intensification

□ Potential area

■ Potential frontage

■ Frontages

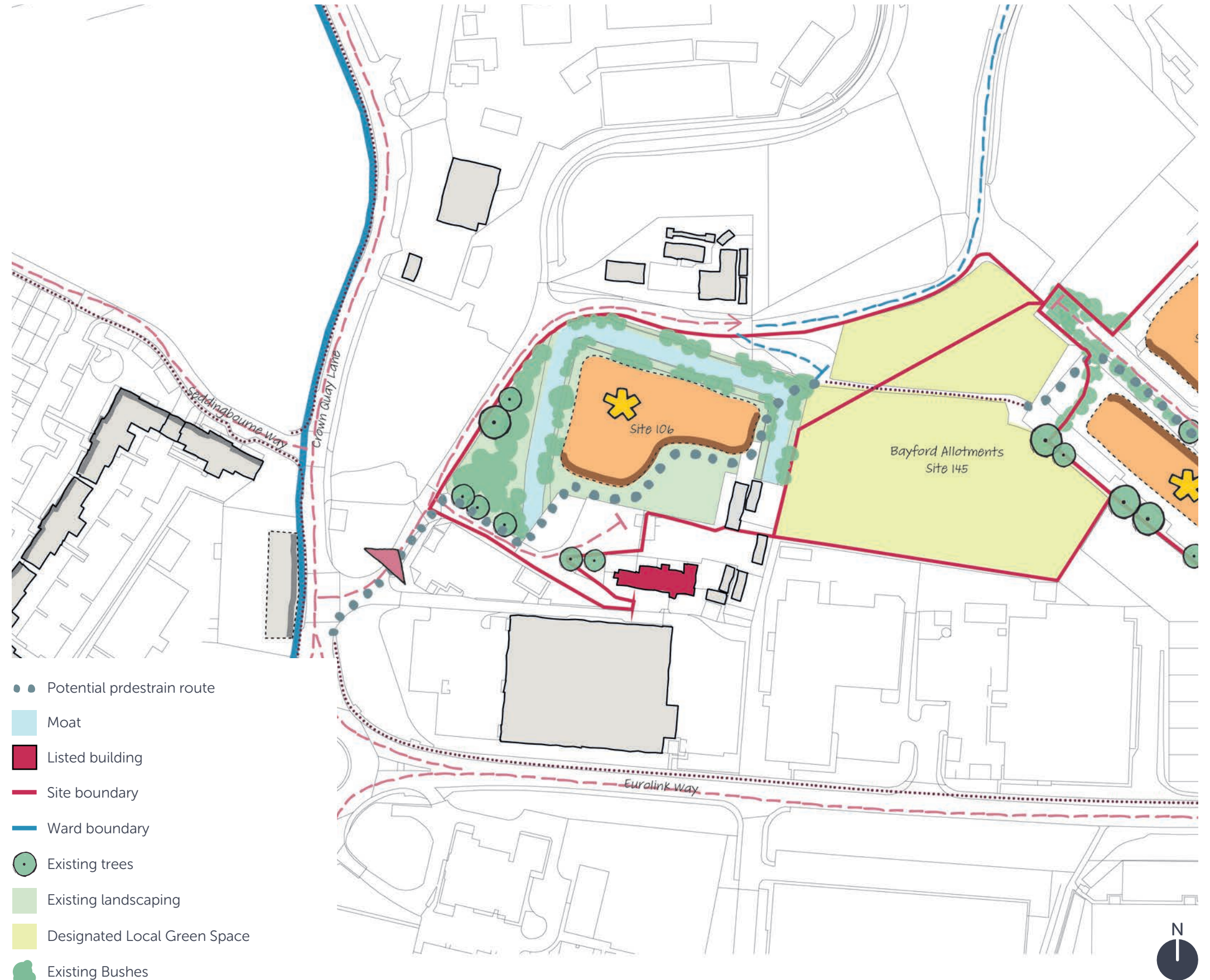
□ Existing residential development

▼ Vehicular access

— Existing private drive

— Existing vehicular routes

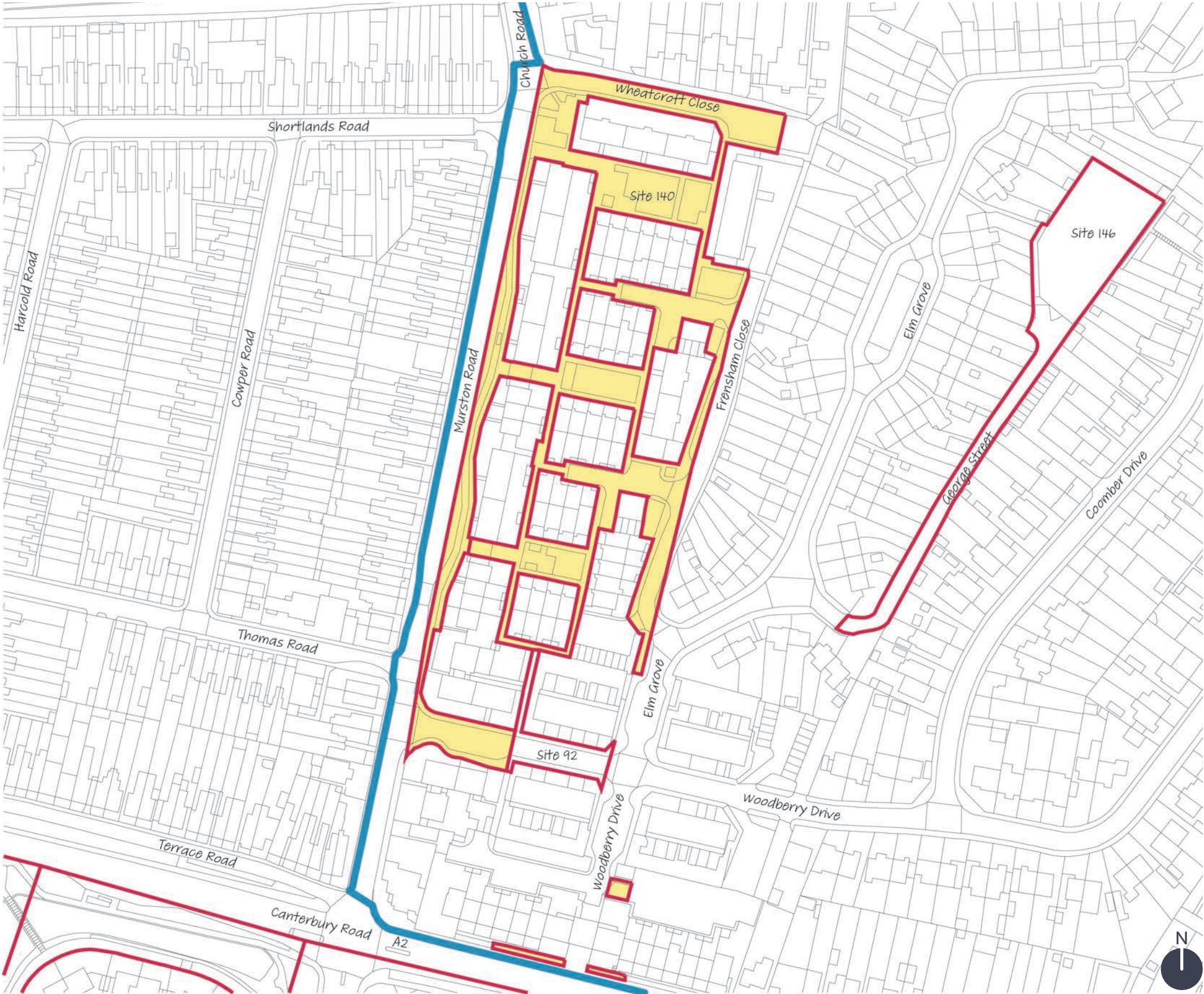
... Existing pedestrian route



Constraints & Opportunities Diagram

Site 140

Site 140, highlighted in the adjacent plan encompasses mostly streetscape, spreading between Murston Road, Wheatcroft Close, Frensham Close, Elm Grove and Woodberry Drive. The site is currently serving as residential homes site with pockets of amenity spaces.



Existing site plan of Site 140



Site 140 aerial view

Key

-  Ownership boundary of amber site
-  Ward boundary

Site 140: Street Views



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Key Map



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Constraints & Opportunities

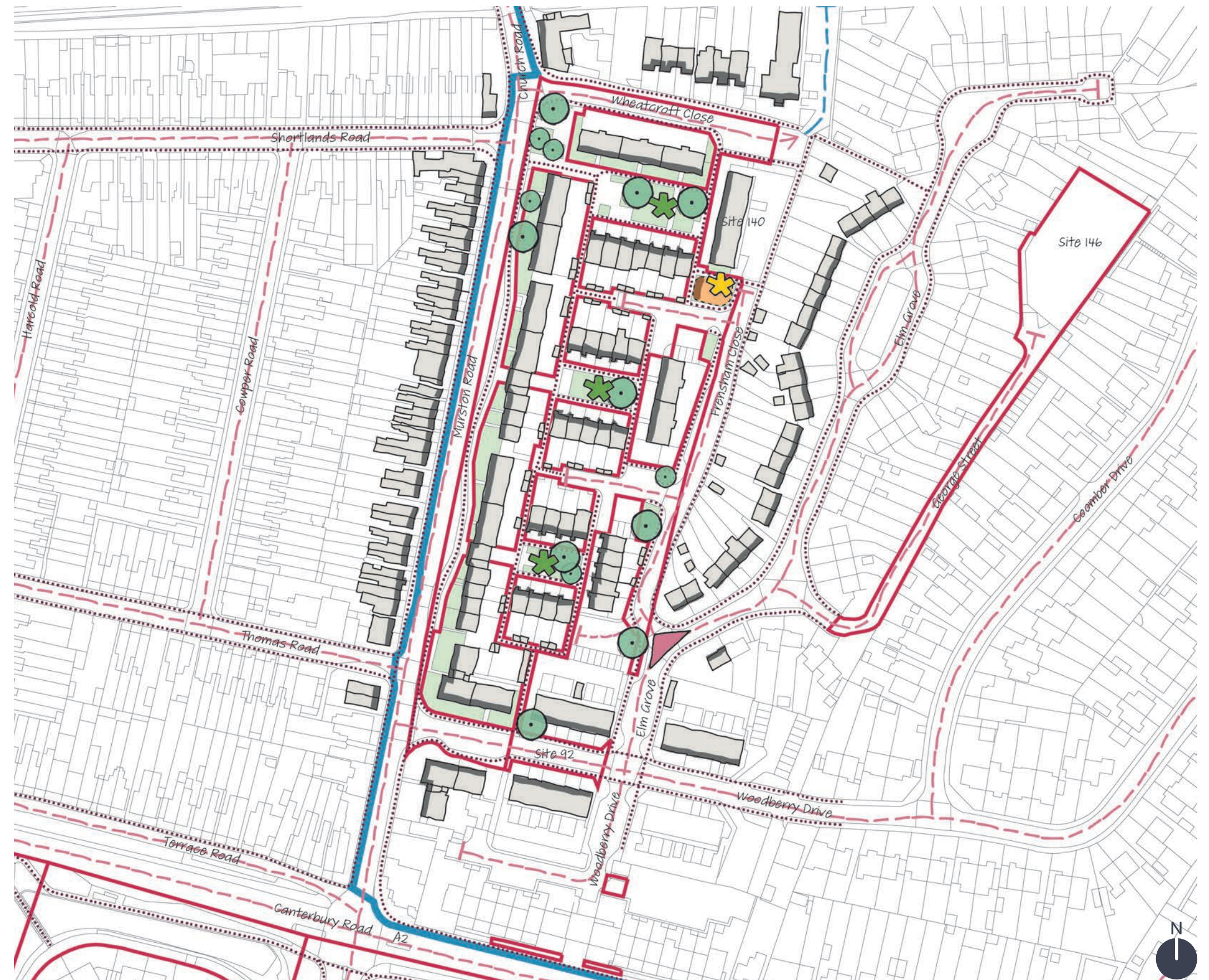
The highlighted area offers a potential for a limited development for the site.

Site Potential

- Infill development potential on the northeast of the site for:
 - Non-traditional house/maisonette
 - Circa 1 home
- Potential to improve the existing amenity pocket spaces, enhancing the landscape; providing greater legibility of public realm

Site Constraints

- Tight site within close proximity to adjacent homes footprint and rear garden requiring bespoke architectural solutions to internal layout and garden arrangement
- Overlooking from adjacent existing homes



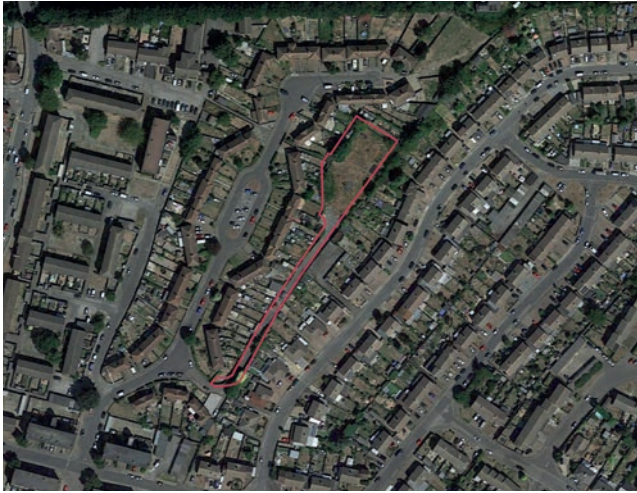
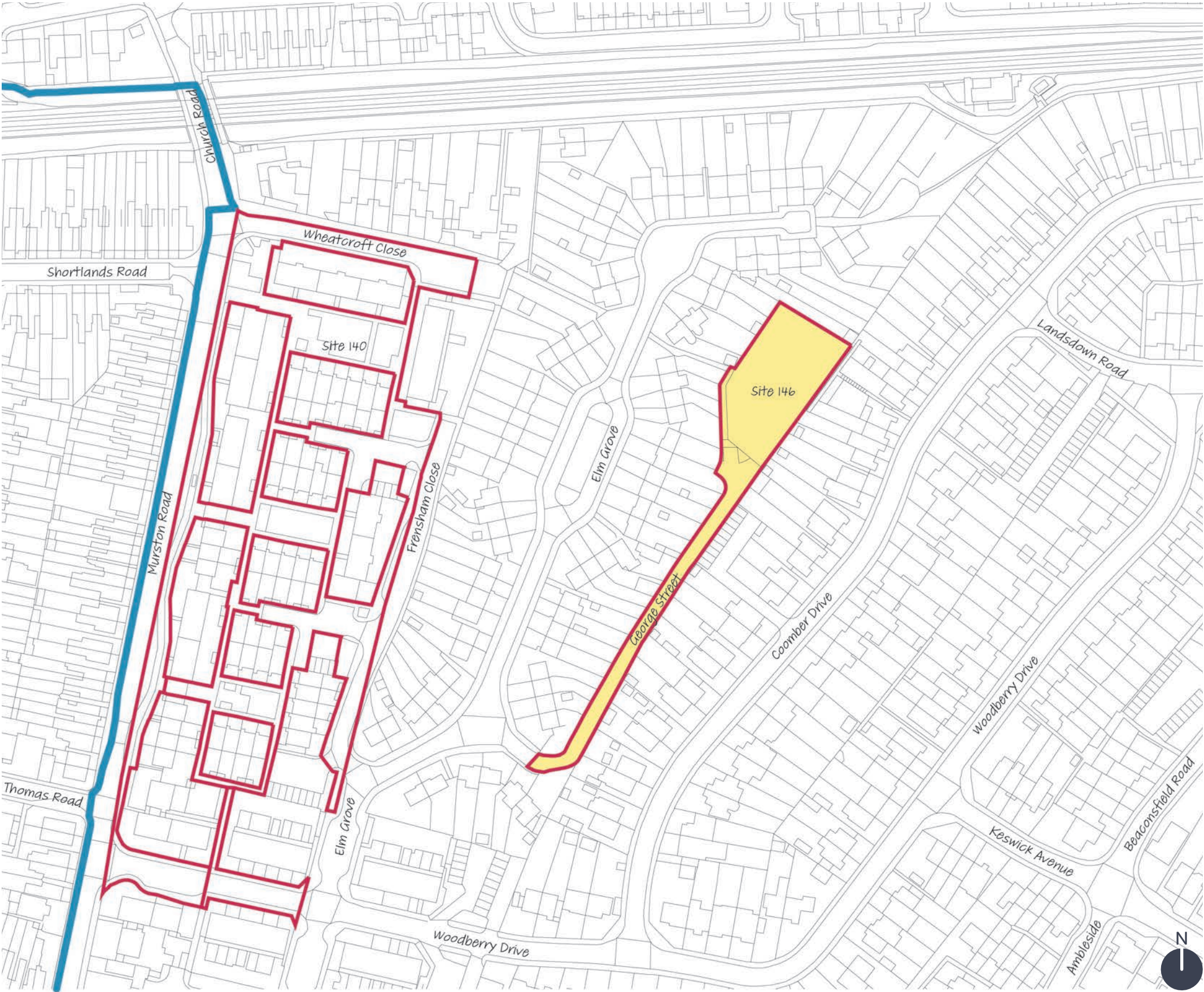
Key

- ★ Potential for intensification
- Potential area
- Potential frontage
- Frontages
- Existing vehicular routes
- Existing private drive
- △ Vehicular access
- ... Existing pedestrian route
- Existing landscaping
- Existing trees
- ★ Potential public realm improvement
- Site boundary
- Ward boundary

Constraints & Opportunities Diagram

Site 146

Site 146 is located at the end of George Street. The site is currently an unused play area, it is an enclosed site primarily amid by residential homes. George Street acts as the only access to site.



Site 146 aerial view

Key

-  Ownership boundary of amber site
-  Ward boundary

Existing site plan of Site 146

Site 146: Street Views



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Key Map



Constraints & Opportunities

The highlighted area offers a potential for a limited development to the east portion of the site

Site Potential

- Potential for development on existing unused play area at the end of George Street. Development potential for:
 - Mixture of traditional detached and semi-detached houses
 - Circa 4 to 5 homes
- Additional potential for new homes outside the boundary at the rear garden of existing homes on George Street.
 - Development potential in private garden densification. Potential for Mews house typology
 - Potential to enhance frontage towards George Street, promoting safer neighbourhood.

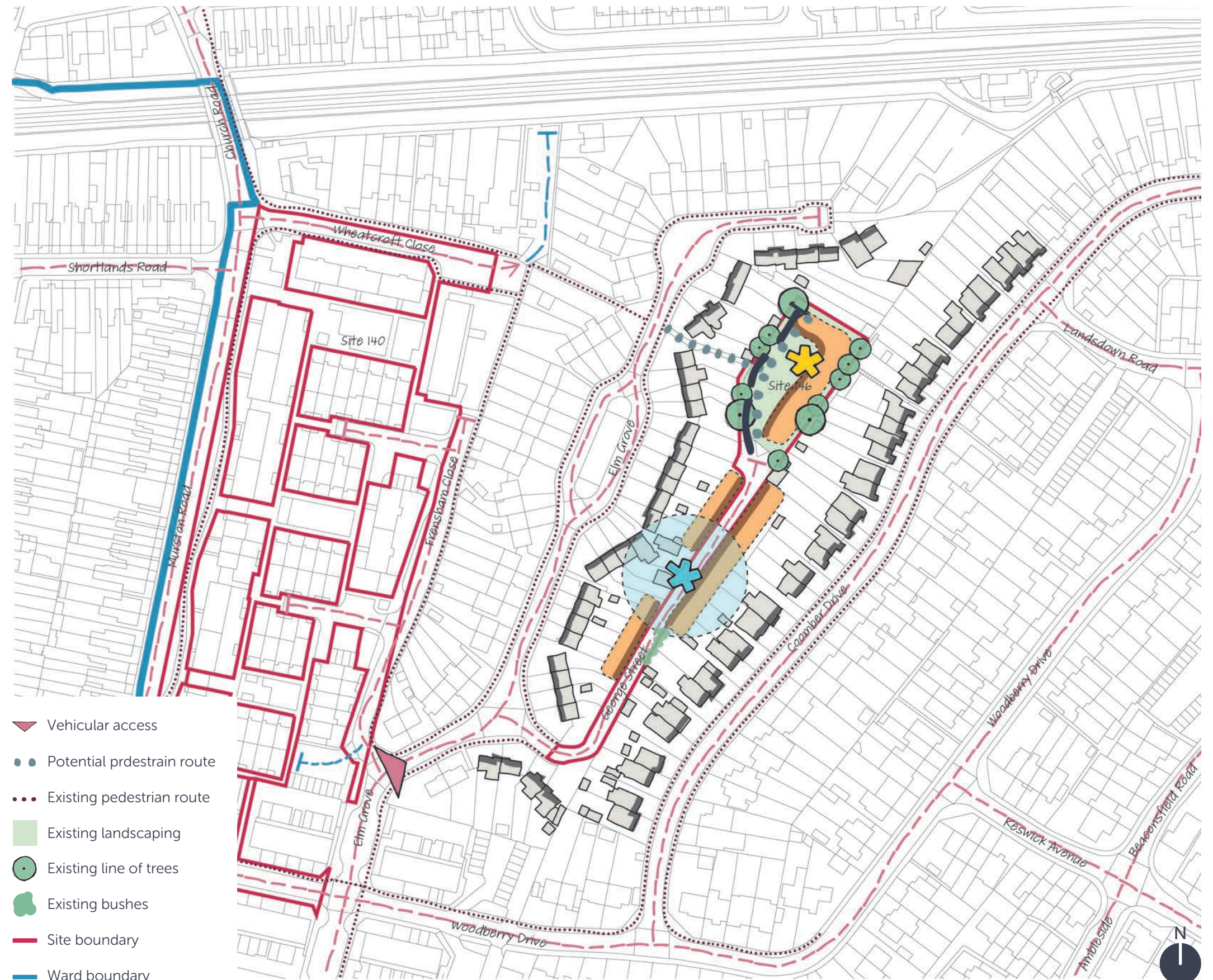
Site Constraints

- Tight site within close proximity to adjacent homes footprint and rear garden requiring bespoke architectural solutions to internal layout and garden arrangement
- An additional pedestrian access to site from Elm Grove would need to be instated for the development
- As the additional site is outside of Council ownership, the Council could encourage such development through policy/guidance or through a Local Development Order (LDO) process. In this instance, the Council land provides access to formalise a rear laneway, enabling it to become a mews with active frontages

Key

-  Potential for intensification
-  Potential area
-  Potential frontage
-  Frontages
-  Potential vehicular routes
-  Existing vehicular routes
-  Existing private drive

-  Vehicular access
-  Potential pedestrian route
-  Existing pedestrian route
-  Existing landscaping
-  Existing line of trees
-  Existing bushes
-  Site boundary
-  Ward boundary



Constraints & Opportunities Diagram

Roman

Overview

Roman ward is located to the east of Sittingbourne, and contains the following 23 sites:

- Site 28
- Site 29
- Site 32
- Site 53
- Site 63
- Site 64
- Site 71
- Site 73
- Site 80
- Site 84
- Site 87
- Site 89
- Site 103
- Site 107
- Site 109
- Site 112
- Site 113
- Site 121
- Site 130
- Site 133
- Site 159
- Site 166
- Site 171

Through the traffic light analysis, we have identified a range of sites that could be intensified, as illustrated by the adjacent plan.

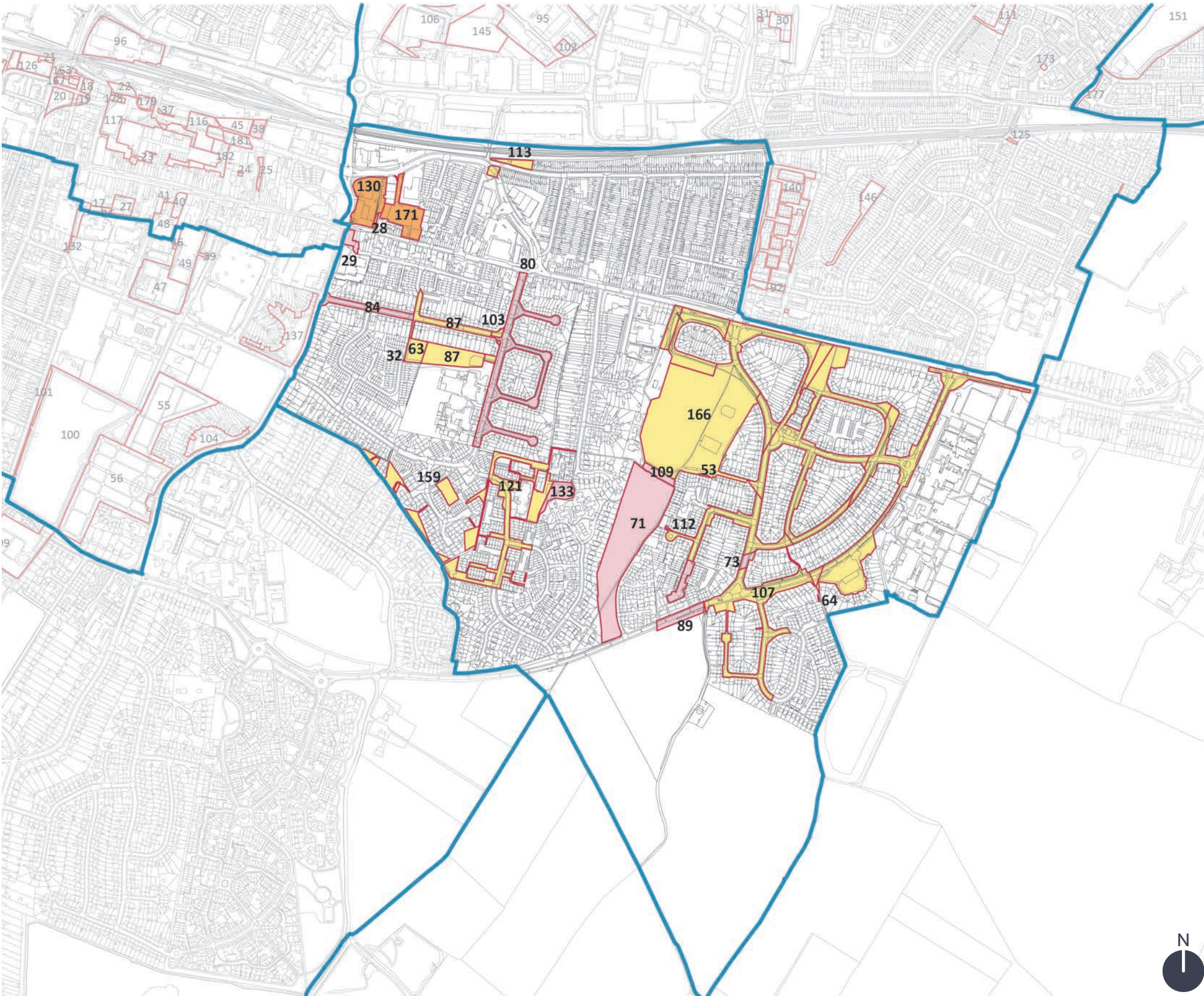
Key

Ownership boundary of red sites

Ownership boundary of amber sites

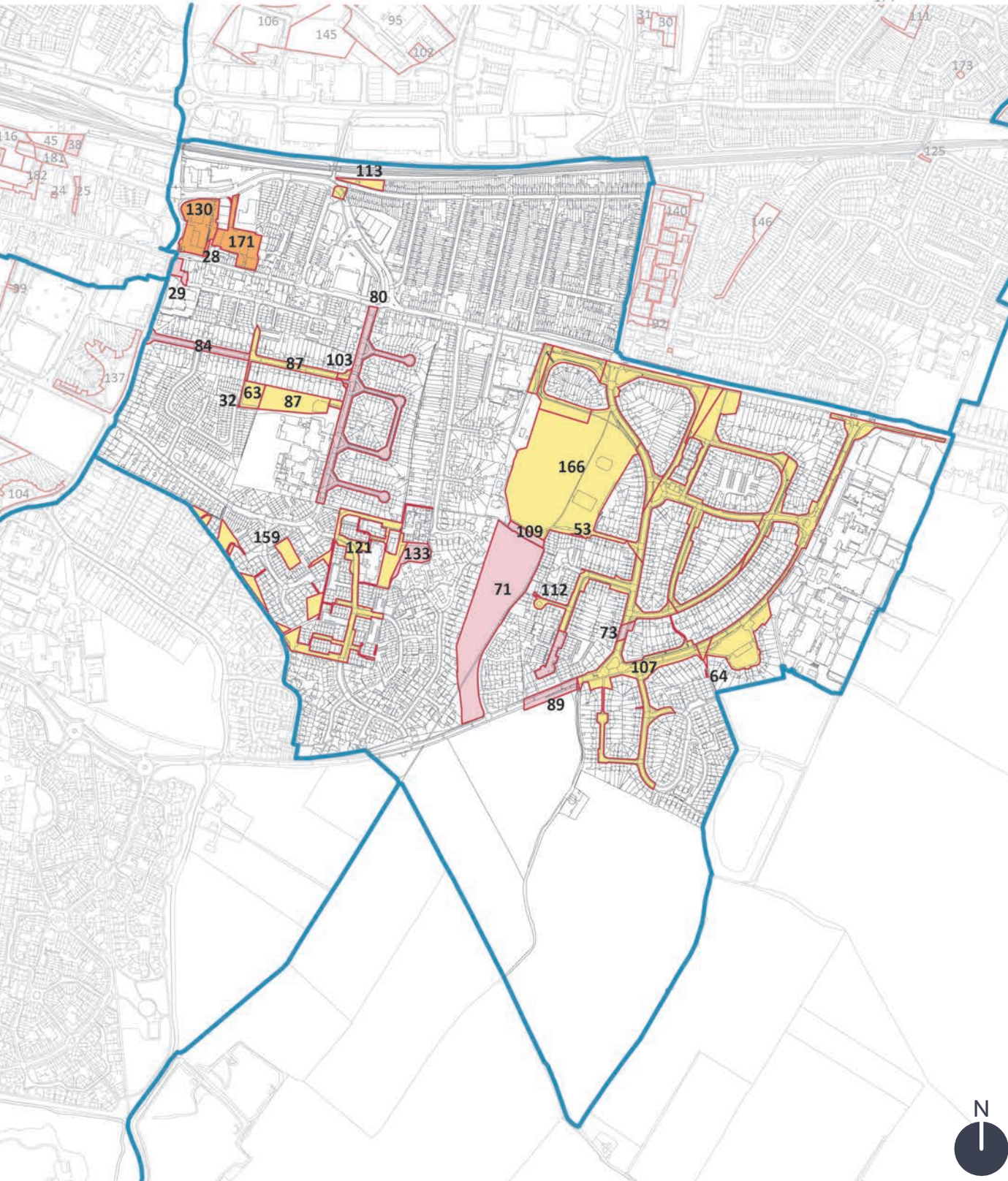
Ownership boundary (sites to be assessed as part of Town Center Masterplan)

Ward boundary



Schedule of Sites

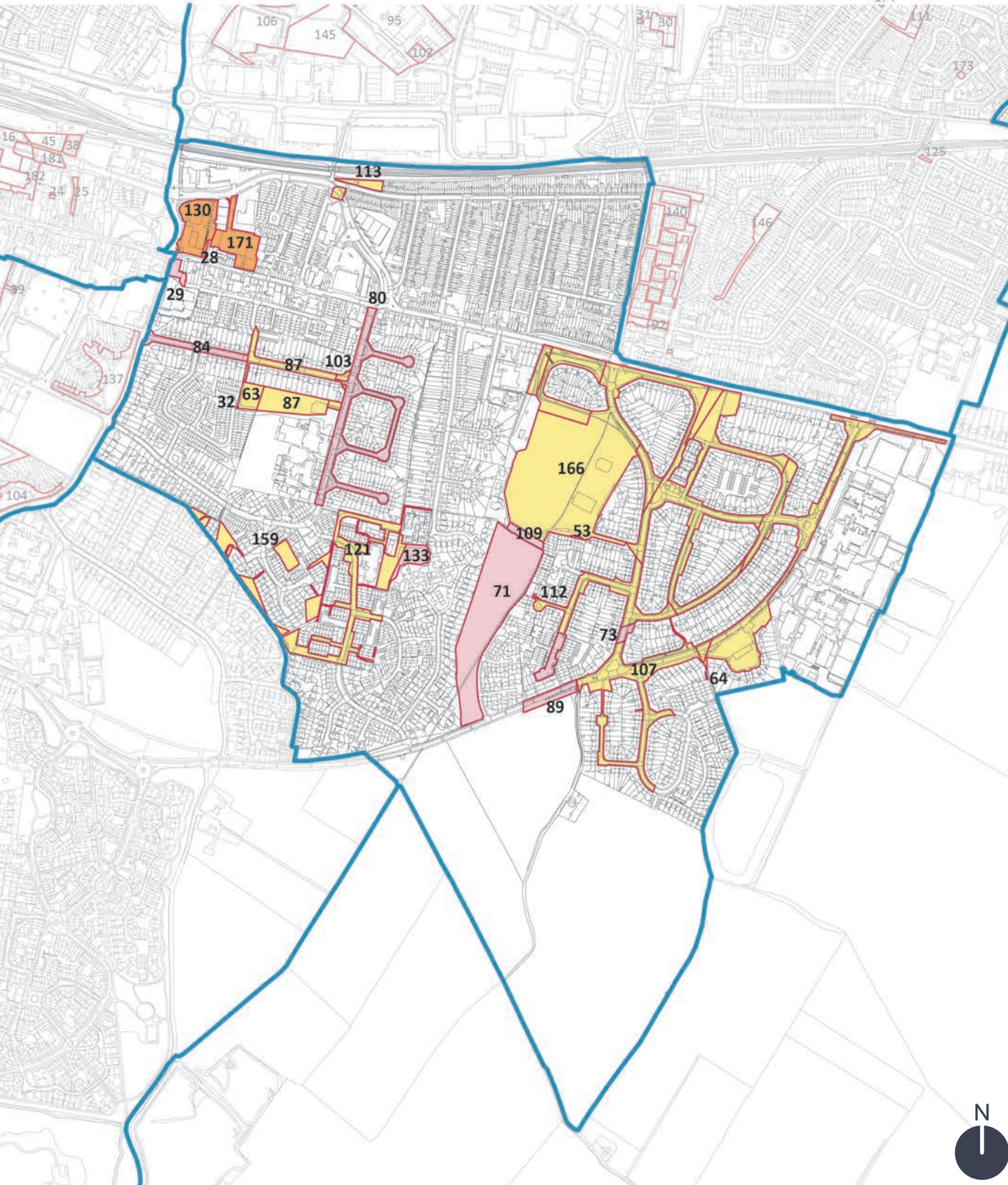
During the assessment process, our team identified the type of site, name and/or description of the site and commentary on its physical attributes and/or context to determine which sites are not suitable for densification. Within the Roman ward, Sites 63, 87, 103, 107, 113, 121, 159 and 166 are possibly conducive to densification.



Ward	Map Ref No.	Area_Hectares	Type	Name/description	Initial comments	No/Yes/Maybe
Roman	28	0.014688998	Access Road	Part of the access road to carpark next to Swale Borough Council building	Should be assessed as part of the Masterplan for Sittingbourne town centre	Town center master-plan
Roman	29	0.09480392	Open Space	Public space and pedestrian access to Fairview Road	Current site positively contributes to townscape.	No
Roman	32	0.00062577	Verges & Access path	Verges and access for open sgreen space behind residential homes on Chilton Avenue	It is public access and too small for a site.	No
Roman	53	0.007160204	Verge	Verge on Nutfield	Too small for a site on its own.	No
Roman	63	0.166557566	Open Space	Open green space behind residential homes on Chilton Avenue	With 80 & 87, there could be an opportunity for a terrace of homes to back onto Chilton Av properties and front towards improved green link between Millfield Rd and South Av.	Maybe - to be assessed together with 87
Roman	64	0.002840491	Verge	Small verge behind residential garden home on Penn Close	The site is too small	No
Roman	71	2.14642217	Open Space	Designated open green space	With 109, possible low density development to backs of residential properties on Temple Gardens. New homes could provide better frontage to open green space. However, the land is designated as local green space and new development is unlikely.	Likely no.
Roman	73	0.057702995	Street & Open space	Small part of Rectory Road with green space in front of existing residential home	This site is too small for intensification	No
Roman	80	1.126435156	Street	Streetscape including South Avenue, Orchard Place, Watling Place, & Fulton Place	It is a street, therefore not a site.	No
Roman	84	0.239692311	Street	Chilton Avenue	It is a street, therefore not a site.	No
Roman	87	0.703962651	Street & Open space	Chilton Avenue / Open green space behind residential homes	With 63 & 103, there could be an opportunity for a terrace of homes to back onto Chilton Av properties and front towards improved green link between Millfield Rd and South Av.	Maybe - to be assessed together with 63
Roman	89	0.345198861	Street & Verge	Swanstree Avenue	The site is too small	No
Roman	103	0.065493023	Street	Corner of Chilton Av and South Av / Gateway to Open green space behind residential homes on Chilton Av	Should be considered for public space and access improvements, together with 63 and 87.	Maybe - to be assessed together with 63 & 87

Schedule of Sites

During the assessment process, our team identified the type of site, name and/or description of the site and commentary on its physical attributes and/or context to determine which sites are not suitable for densification. Within the Roman ward, Sites 63, 87, 103, 107, 113, 121, 159 and 166 are possibly conducive to densification.

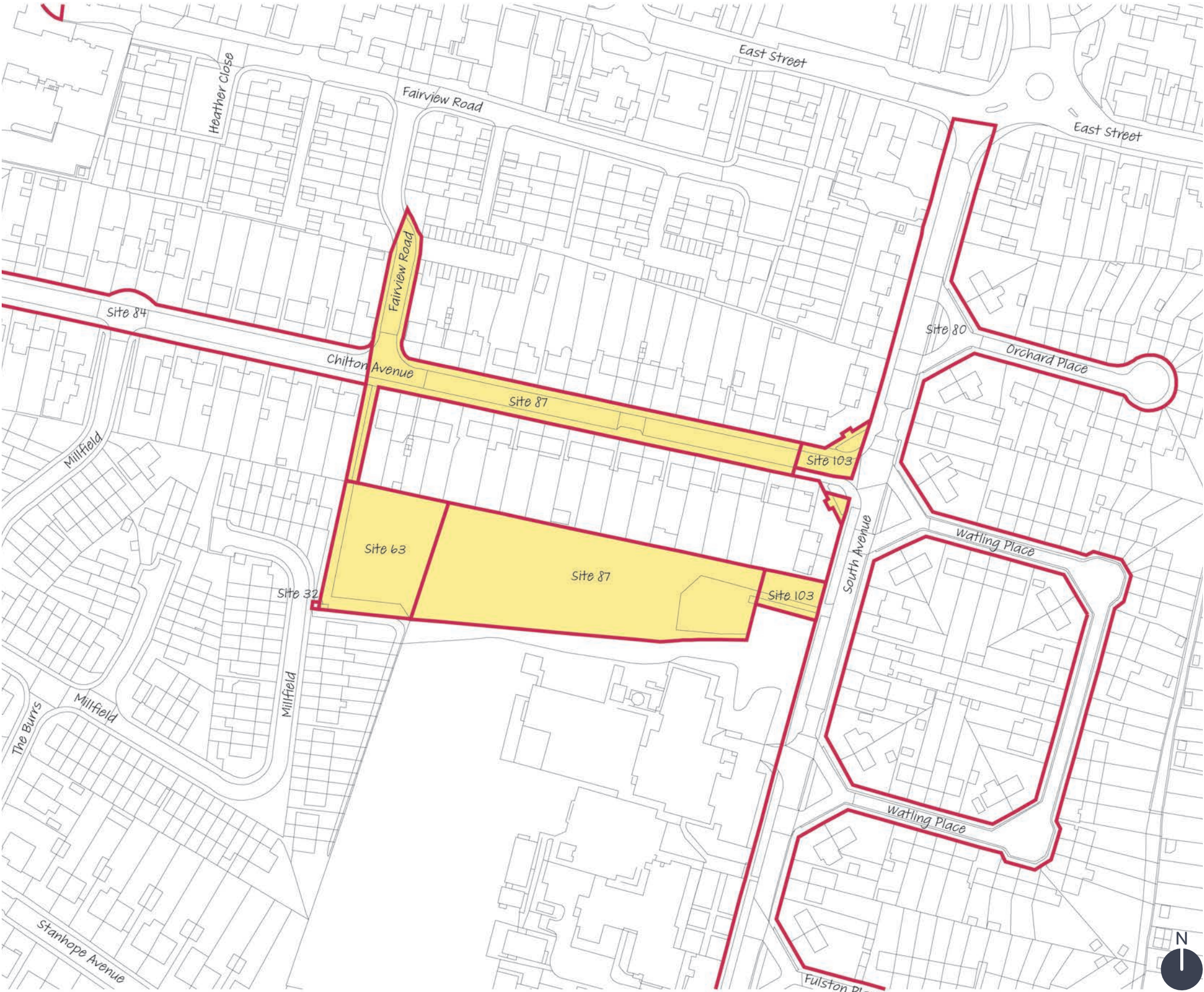


Ward	Map Ref No.	Area_Hectares	Type	Name/description	Initial comments	No/Yes/Maybe
Roman	107	4.633119615	Street & Open space	Street Scape stretching between Swanstree Avenue to Canterbury Road with pockets of open greens	Small possibility for intensification on Swanstree Avenue; infill potential to enclose the space at current residential setting.	Maybe
Roman	109	0.097801505	Open Space	Designated open green space	With 71, possible low density development to backs of residential properties on Temple Gardens. New homes could provide better frontage to open green space. However, the land is designated as local green space and new development is unlikely.	Likely no.
Roman	112	0.004911149	Street	Part of access route to existing carpark	The site is too small	No
Roman	113	0.135780044	Carpark	Carpark next to rail track on Shortland Road	Potential to intensify; new continuous terrace house into the current carpark space, with public realm improvement at the end of Shortlands Road could enhance the corner of St Michael's Road	Maybe
Roman	121	1.184608559	Street, Open space & forest	Streetscape: Peregrine Drive, Harrier Drive, Osprey Court, South Avenue & Fulston Place	With 159, possible for bungalow infill & potential for public realm improvement on existing green pockets.	Maybe - to be assessed with 159
Roman	130	0.543770237	Building & Carpark	Carpark & Swale Borough Council building	Should be assessed as part of the Masterplan for Sittingbourne town centre	Town centre master-plan
Roman	133	0.185235072	Open space	Green pocket space	Current site positively contributes to neighbouring green pocket	No
Roman	159	0.538800168	Open Space	Green pocket space along Pond Drive and The Finches	With 121, possible for bungalow infill & potential for public realm improvement on existing green pockets.	Maybe - to be accessed with 121
Roman	166	6.443069547	Open Space	Open green space on Rectory Road	Most of the land is designated as open green space. However, there is possibility for low density development to rear of houses on Rectory Road and Nutfields cul-de-sac to close an urban block. Possible terrace to rear of houses on Temple Gardens, which would require offsetting Nutfields access road.	Maybe - to be assessed together with 53
Roman	171	0.467240898	Carpark	Carpark/ driveway/ open space next to residential on East street	Should be assessed as part of the Masterplan for Sittingbourne town centre. Possible infill	Town centre master-plan

Sites 63, 87 & 103

Sites 63 and 87 are located behind residential homes along Chilton Avenue. The site is currently an open green space (recreation ground) that stretches between two roads of Milfield to South Avenue. Adjacent to the site is South Avenue Primary School.

Site 103 is part of a streetscape located at the corner of Chilton Avenue and South Avenue. Part of the site is a gateway to the recreation ground behind the homes on Chilton Avenue.



Site 63, 87 & 103 aerial view

Key

Ownership boundary of amber site

Existing site plan of Site 63, 87 & 103

Site 63, 87 & 103: Street Views



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Key Map



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Constraints & Opportunities

The highlighted area offers a potential for a limited development to the site

Site Potential

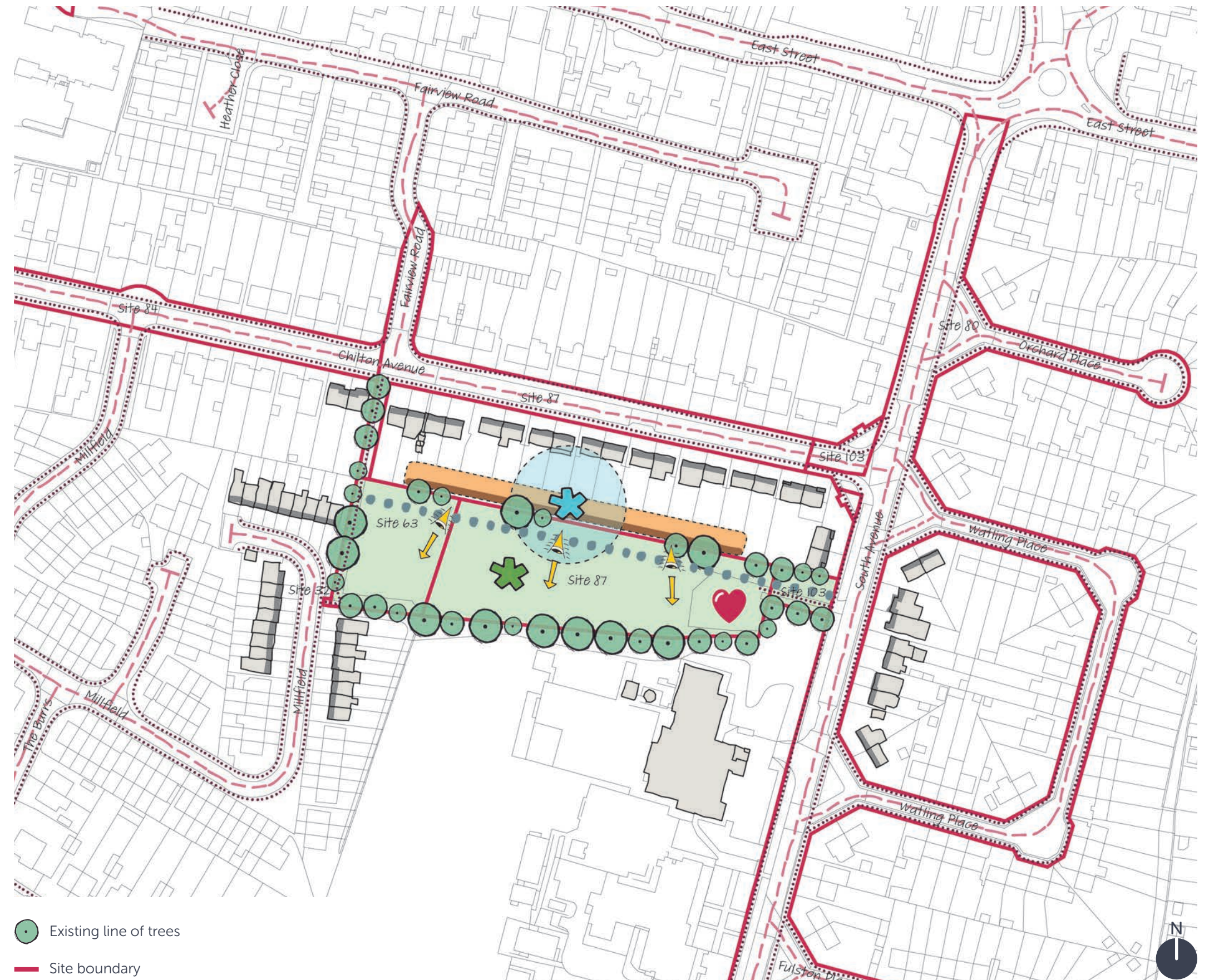
- Development potential for new homes outside the boundary at the rear garden of existing homes on Chilton Avenue.
 - Development potential in private garden densification. Potential for Mews house typology
- Addition of active frontage and natural surveillance over existing green
- South-facing views out onto the existing central green
- Potential to enhance pedestrian access through green space

Site Constraints

- Limited vehicular access as existing access is pedestrian only and new vehicular access may not be possible.
 - However, new development could potentially share access with existing residential homes on Chilton Avenue.
- As the additional site is outside of Council ownership, the Council could encourage such development through policy/guidance or through a Local Development Order (LDO) process. In this instance, the Council land provides access to formalise a rear laneway, enabling it to become a mews with active frontages

Key

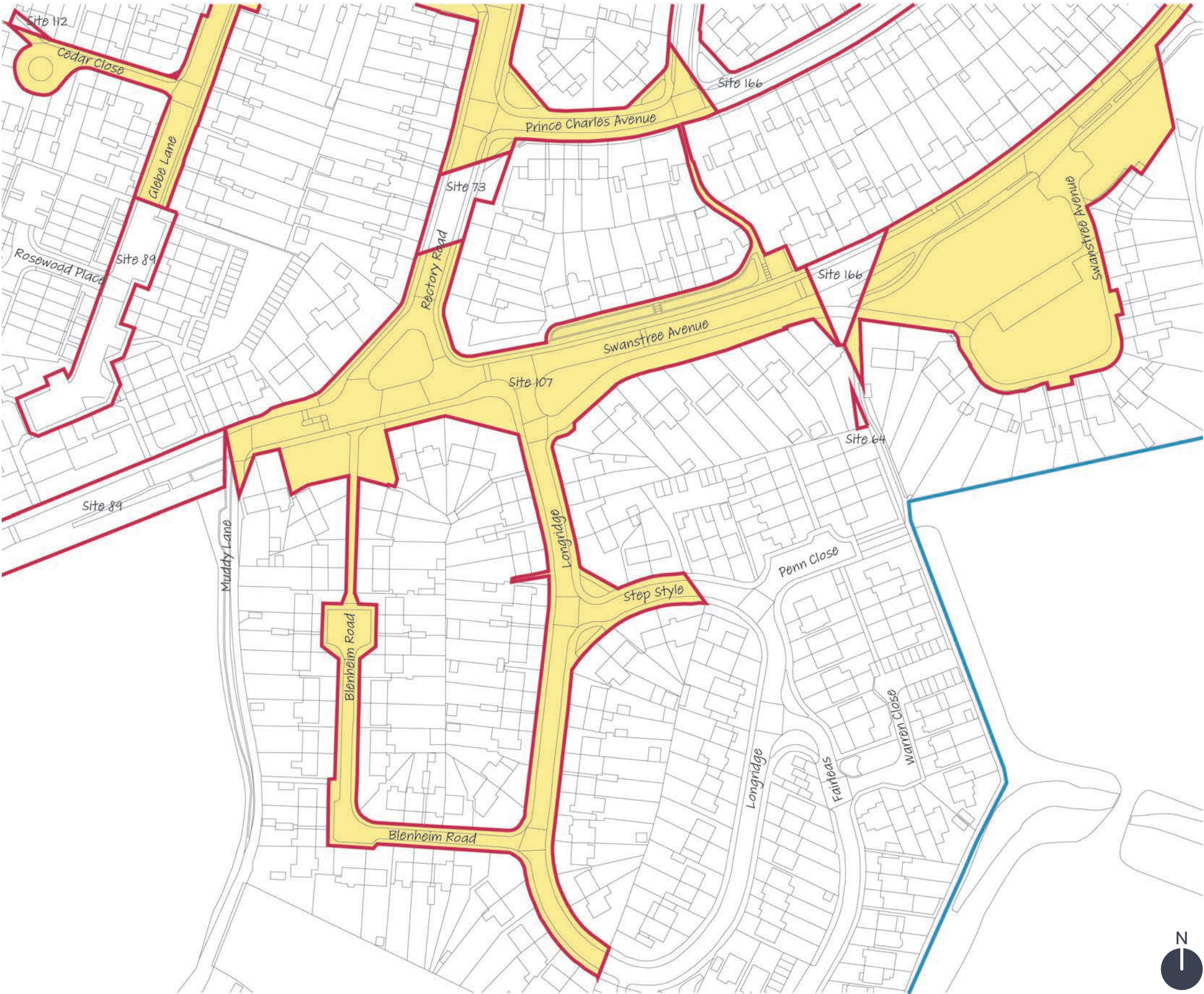
-  Potential for intensification
-  Potential area
-  Potential frontage
-  Frontages
-  Existing vehicular routes
-  Existing pedestrian route
-  Potential pedestrian
-  Play Area
-  Existing landscaping



Constraints & Opportunities Diagram

Site 107

Site 107 encompasses mostly the streetscape and green pockets that stretch between Swanstree Avenue to Canterbury Road.



Site 107 aerial view

Key

-  Ownership boundary of amber site
-  Ward boundary

Existing site plan of Site 107

Site 107: Street Views



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Key Map



Constraints & Opportunities

The highlighted area offers a potential for a limited development to the south-east portion of the site

Site Potential

- Development potential for custom detached house. Potential for:
 - Circa 1 home
- Possible to enhance current setting of residential homes. The site has the potential to create the sense of enclosure for on the northern front of Blenheim Road.
- Additional landscape enhancements to current open green space could be beneficial to the local area.

Site Constraints

- Flood zone 2 & 3
- Tight site within close proximity to adjacent homes footprint and rear garden requiring bespoke architectural solutions to internal layout and garden arrangement

Key

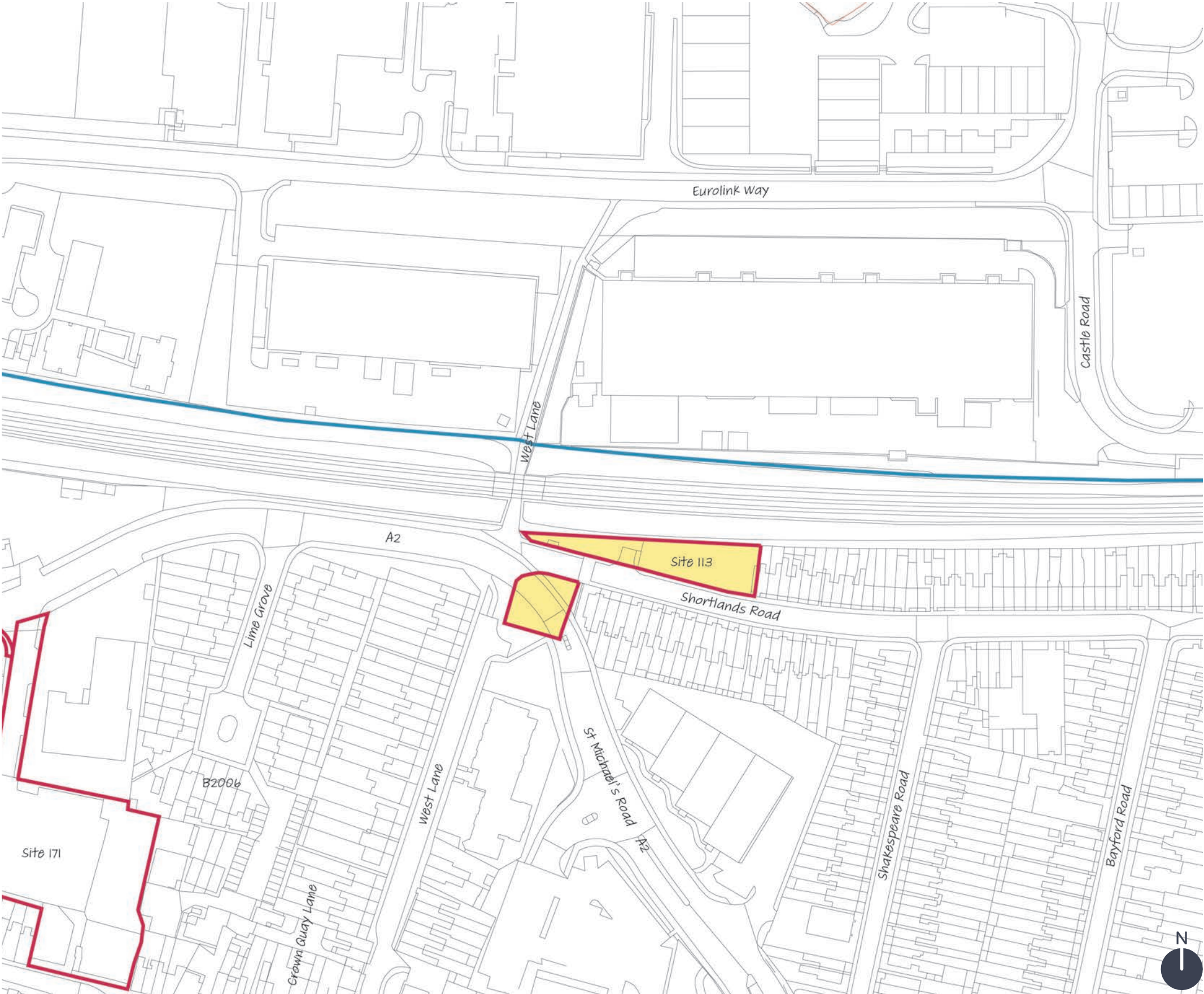
-  Potential for intensification
-  Potential area
-  Potential frontage
-  Frontages
-  Existing vehicular routes
-  Vehicular access
-  Existing pedestrian route
-  Existing landscaping
-  Existing trees
-  Potential public realm improvement
-  Site boundary
-  Ward boundary



Constraints & Opportunities Diagram

Site 113

Site 113 is located at the end of Shortlands Road. The site is currently used as a surface carpark with adjacent residential terraced houses. To the north of the site is a railway track separating the site from the industrial zone.



Site 113 aerial view

Key

- Ownership boundary of amber site
- Ward boundary

Existing site plan of Site 113

Site 113: Street Views



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Key Map



Constraints & Opportunities

The highlighted area offers a potential for a limited development to the east portion of the site

Site Potential

- Potential to intensify by removing some parking and introducing couple of houses to end the existing terrace
- Development potential for traditional semi-detached houses. Potential for:
 - Circa 2 homes
- Possible to enhance public realm at the end of Shortland Road
 - Potential to enhance the corner of St Michael's Road

Site Constraints

- The site sits on flood zone 2 & 3
- Reduction in number of public carpark spaces



Key

- Potential for intensification
- Potential area
- Potential frontage
- Frontages
- Existing vehicular routes
- Existing private drive
- Vehicular access
- Existing pedestrian route
- Existing Bushes
- Existing landscaping
- Existing trees
- Potential public realm improvement
- Site boundary
- Ward boundary

Site 121 & 159

Site 121 encompasses the streetscape with green pocket spaces that stretches along Peregrine Drive and up until Osprey Court.

Site 159 is located behind residential homes along Pond Drive, The Finches and Merlin Close. The site is mostly green pocket spaces.



Site 121 & 159 aerial view

Key

- Ownership boundary of amber site
- Ward boundary

Existing site plan of Site 121 & 159

Site 121 & 159: Street Views



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Key Map



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Constraints & Opportunities

The highlighted area offers a potential for a limited development to the site, and possible enhance to public realm.

Site Potential

- Development potential for bungalow houses:
 - Circa 2 homes
- Possible to enhance public realm at existing pocket greens
 - Additional landscape enhancements to green pocket spaces could be beneficial to the local area.
 - Potential to provide greater legibility of public realm

Site Constraints

- Likely strong resistance due to reduction in green space

Key

-  Potential for intensification
-  Potential area
-  Potential frontage
-  Frontages
-  Existing vehicular routes
-  Vehicular access
-  Existing pedestrian route
-  Potential pedestrian route
-  Existing forest
-  Existing hedges
-  Existing landscaping
-  Existing trees
-  Potential public realm improvement
-  Site boundary
-  Ward boundary
-  Listed Building



Constraints & Opportunities Diagram

Site 166

Site 166 consists of open green spaces on Rectory Road and Canterbury Road, as well as part of the streetscape stretching between Canterbury Road, Prince Charles Avenue and Cambridge Road.



Site 166 aerial view

Key

- Ownership boundary of amber site
- Ward boundary

Existing site plan of Site 166

Site 166: Street Views



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Key Map



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Constraints & Opportunities

The highlighted area offers a potential for a new development to the east portion of the site and an enhance for public realm.

Site Potential

Area A

- Potential development for infill at the northeast portion of the site on Canterbury Road. Potential for traditional semi-detached house
 - Circa 2 homes

Area B

- Potential for development on large green area behind residential homes on Rectory Road; completing the existing urban grain. Development potential for:
 - Traditional semi-detached houses
 - Circa 16 homes
- Addition of active frontage and natural surveillance over the existing green
- Possible to enhance public realm and play area
 - Additional landscape enhancements to green space could be beneficial to the local area.

Site Constraints

- Likely resistance due to reduction in green space
- The site on area A is located within flood zone 2 & 3

Key

- Potential for intensification
- Potential area
- Potential frontage
- Frontages
- Existing vehicular routes
- Existing private drive
- Vehicular access
- Potential vehicular route
- Existing pedestrian route
- Potential pedestrian route

- Potential public realm improvement
- Existing hedges
- Existing trees
- Existing landscaping
- Designated Local Green Space
- Play Space
- Site boundary
- Ward boundary



Constraints & Opportunities Diagram

Homewood

Overview

Homewood ward is located to the south of central of Sittingbourne. The ward contains the following 26 sites:

- Site 14
- Site 15
- Site 16
- Site 35
- Site 39
- Site 44
- Site 46
- Site 47
- Site 49
- Site 55
- Site 56
- Site 70
- Site 74
- Site 75
- Site 83
- Site 90
- Site 100
- Site 101
- Site 104
- Site 108
- Site 132
- Site 137
- Site 160
- Site 162
- Site 168
- Site 176

Through the traffic light analysis, we have identified a range of sites that could be intensified, as illustrated by the adjacent plan.

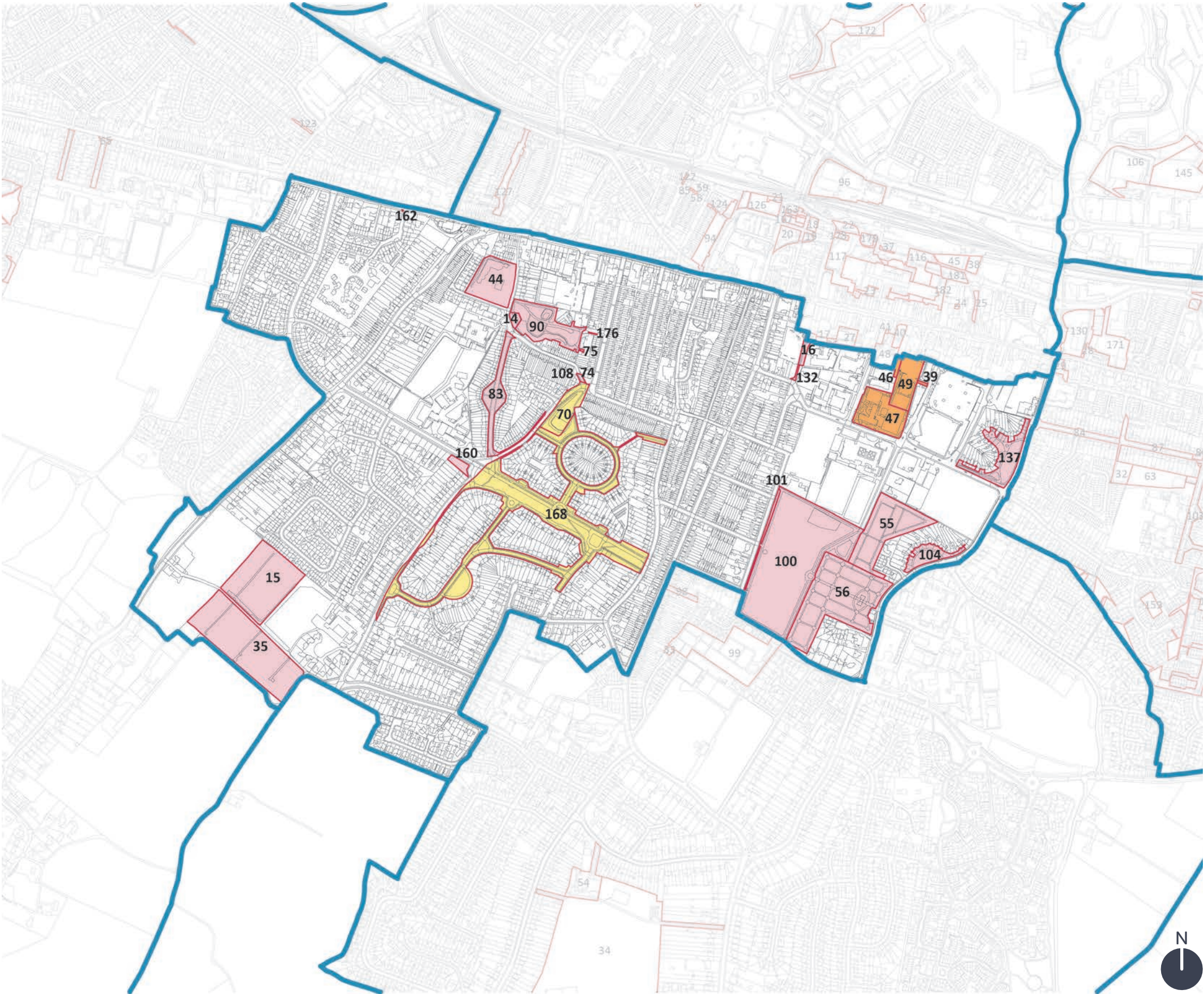
Key

Ownership boundary of red sites

Ownership boundary of amber sites

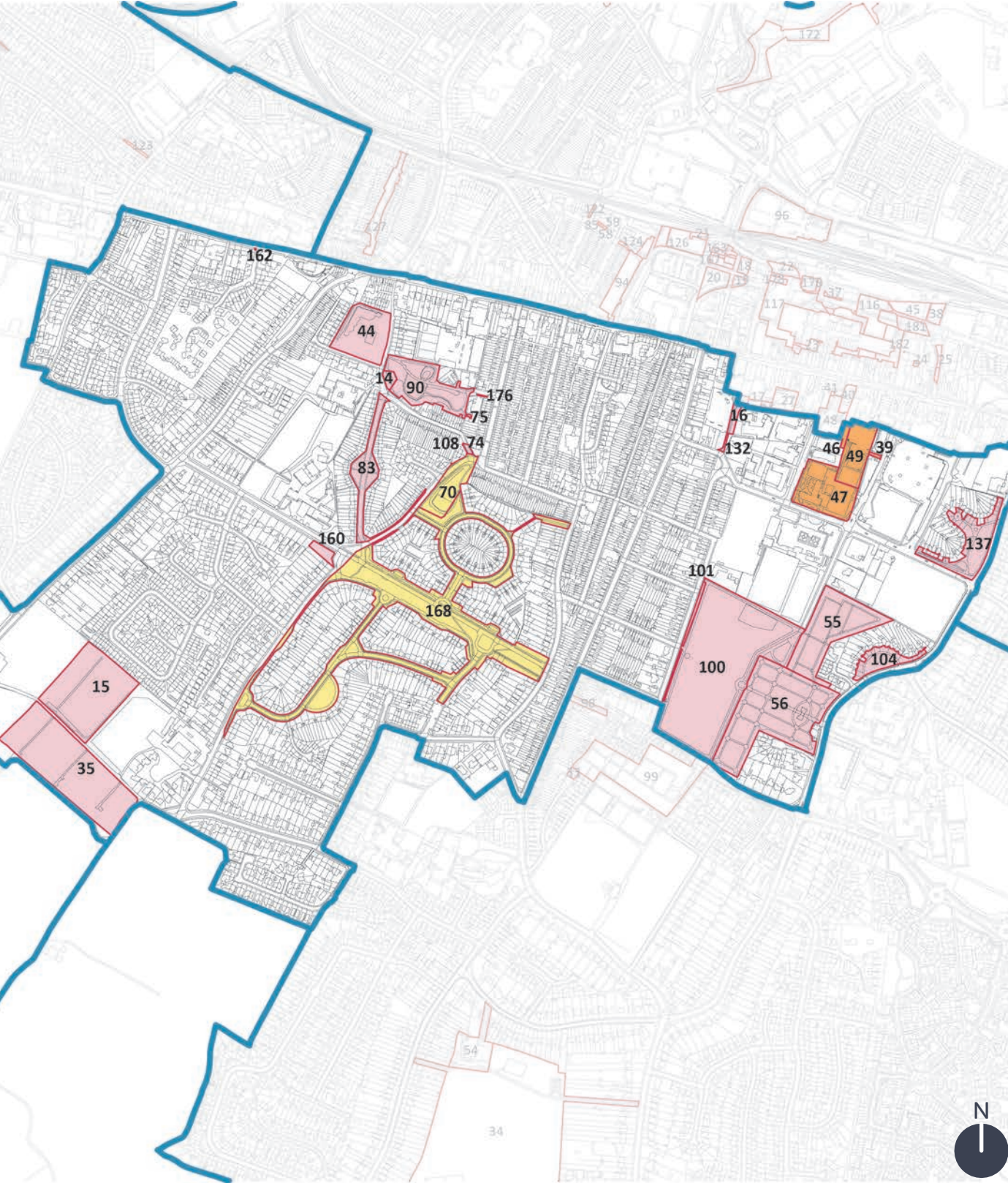
Ownership boundary (sites to be assessed as part of Town Center Masterplan)

Ward boundary



Schedule of Sites

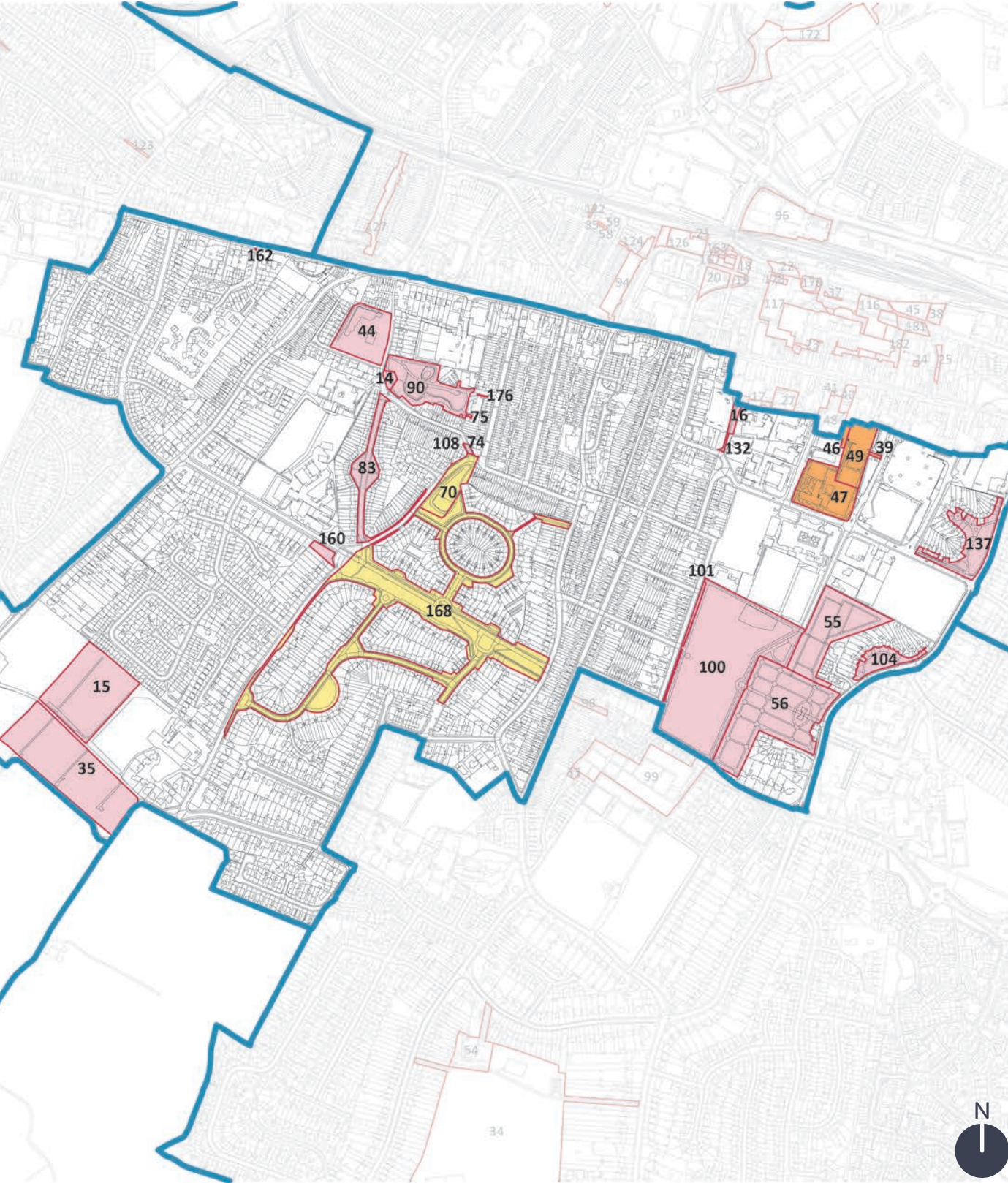
During the assessment process, our team identified the type of site, name and/or description of the site and commentary on its physical attributes and/or context to determine which sites are not suitable for densification. Within the Roman ward, Sites 70 and 186 are possibly conducive to densification.



Ward	Map Ref No.	Area_Hectares	Type	Name/description	Initial comments	No/Yes/Maybe
Homewood	14	0.056031865	Open space	Landscape along Bassett Road	Strong topography and sense of open space linking to Johnson Garden precludes option of intensification	No
Homewood	15	1.652079542	Allotments	Riddles Road North Allotments	Allotments are to be retained, and are difficult to move, therefore not a site	No
Homewood	16	0.013150068	Streetscape	Albany Road	It is a street, therefore not a site.	No
Homewood	35	2.294651597	Allotments	Riddles Road South Allotments	Allotments are to be retained, and are difficult to move, therefore not a site	No
Homewood	39	0.012324506	Access Road	Access route to carpark behind Swallows Leisure Centre on Roman Square road	Should be assessed as part of the Masterplan for Sittingbourne town centre	Town Centre Master-plan
Homewood	44	0.788318741	Open space	Johnson Garden	Neighbourhood green with back gardens fronting onto northern edges, strong topography, not suitable to any intensification	No
Homewood	46	0.047381187	Carpark	Carpark off Central Avenue	Should be assessed as part of the Masterplan for Sittingbourne town centre	Town Centre Master-plan
Homewood	47	0.791089344	Building	Swallows Leisure Centre on Roman Square road, The Avenue Theatre on Avenue of Remembrance road	Should be assessed as part of the Masterplan for Sittingbourne town centre	Town Centre Master-plan
Homewood	49	0.51059841	Carpark	Carpark behind Swallows Leisure Centre and Sittingbourne Job centre on Roman Square	Should be assessed as part of the Masterplan for Sittingbourne town centre	Town Centre Master-plan
Homewood	55	1.250614423	Cemetery	Cemetery behind Avenue of Remembrance road	It is a cemetery	No
Homewood	56	2.305661431	Cemetery	Cemetery behind Avenue of Remembrance road	It is a cemetery	No
Homewood	70	0.490854709	Open Space & street	Small part of street & open green space on College Road	The open green space is a designated Local Green Spaces. Possibility for development - residential frontage onto the northern corner on College Road, Epps Road & Bassett Road.	Maybe
Homewood	74	0.019604155	Street	Bassett Road	It is a street, therefore not a site.	No
Homewood	75	0.000619598	Carpark	Small part of carpark at the end of Burley Road	The site is too small	No
Homewood	83	0.5274247	Streetscape & Open space	Streetscape & small pocket green on Barrow Grove	Opportunity for public realm improvement only	No
Homewood	90	0.901523731	Open space	Landscape between Johnson Road, Bassett Road and Burley Road	Treed landscape with significant topography that provides local link, and perception of extension of Johnson Garden precludes intensification	No

Schedule of Sites

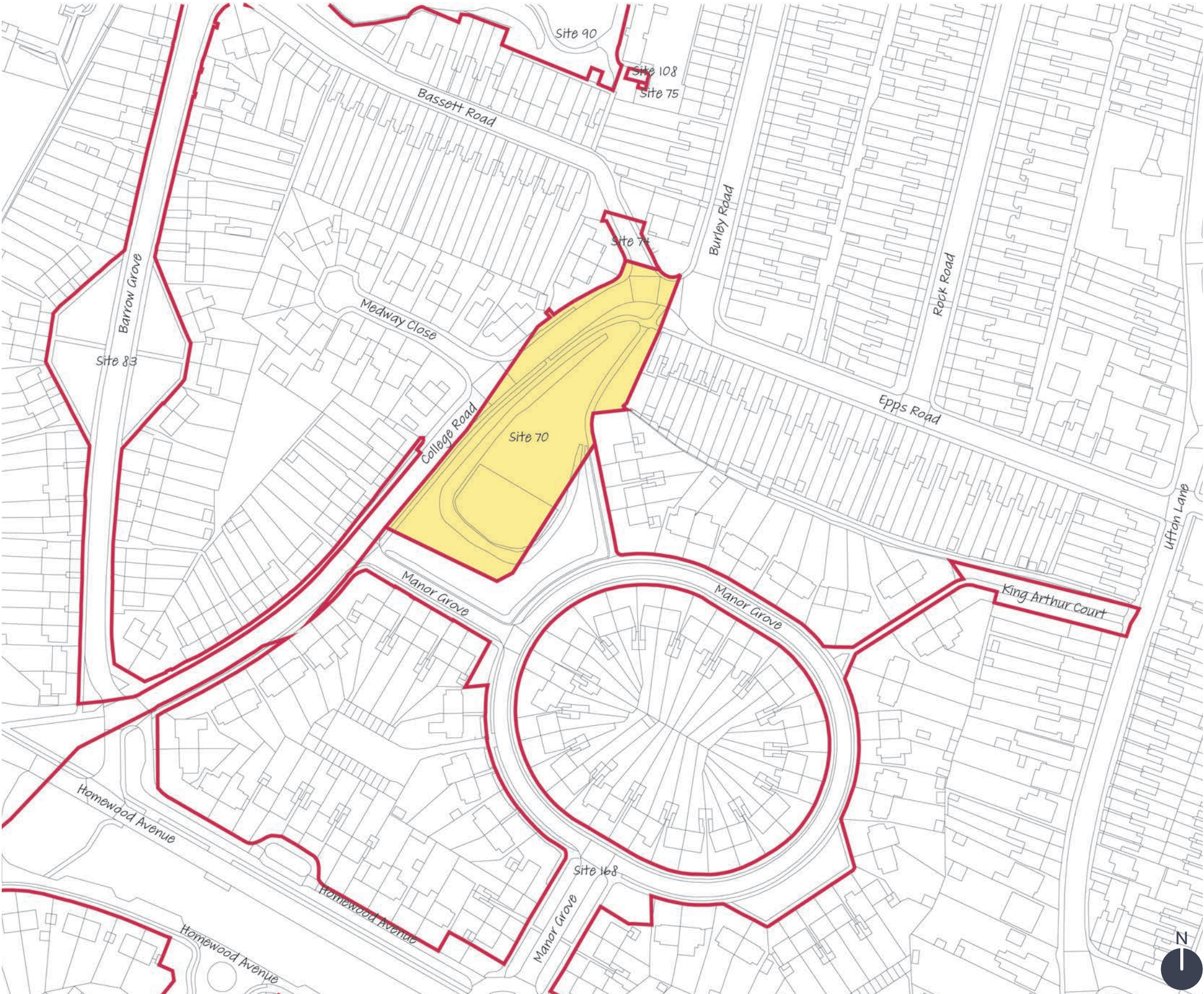
During the assessment process, our team identified the type of site, name and/or description of the site and commentary on its physical attributes and/or context to determine which sites are not suitable for densification. Within the Roman ward, Sites 70 and 186 are possibly conducive to densification.



Ward	Map Ref No.	Area_Hectares	Type	Name/description	Initial comments	No/Yes/Maybe
Homewood	100	4.148571097	Open Space	Sittingbourne recreation ground	The site is located within the Area of High Townscape Value. Therefore, it is protected from new developments.	No
Homewood	101	0.083484227	Streetscape	Pavement on Albany Road	Pavement is not a site	No
Homewood	104	0.320103627	Streetscape & Open space	Street on Glovers Cres Road & pocket green on Bell Road	The site is located within the Local Green Spaces, as well, Area of High Townscape Value. Therefore, it is protected from new developments.	No
Homewood	108	0.002988289	Carpark	Small part of carpark at the end if Burley Road	The site is too small	No
Homewood	132	0.103272978	Streetscape	Pavement on Albany Road	Pavement is not a site	No
Homewood	137	0.69433138	Streetscape & Open space	Street on Trotts Hall Gardens & Green space on Bell Road	The site is located within the Local Green Spaces, as well, Area of High Townscape Value. Therefore, it is protected from new developments.	No
Homewood	160	0.081448602	Allotments	Allotments on Homewood Avenue	Allotments are to be retained, and are difficult to move, therefore not a site	No
Homewood	162	0.000679151	Streetscape	Part of London Road	Small ownership within London Road, to remain as carriageway	No
Homewood	168	4.353972443	Streetscape & Open space	Streetscape stretching between King Arthur Court to Kent Avenue. Open green pockets on Manor Grove, Homewood Avenue and Kent Avenue.	Green pocket at Manor Grover and the green strip at Homewood Avenue; a designated Local Green Spaces. Possible for infill on Ufton Lane/Homewood Avenue	Maybe - infill
Homewood	176	0.003086097	Streetscape	Streetscape, parking, pavement along Burley Road	Small ownership apparently contributing to access, landscape and/or parking. Too small and not usable for intensification	No

Site 70

Site 70 consists of the streetscape at the end of College Road and the open green space with two play areas.



Existing site plan of Site 70



Site 70 aerial view

Key

- Ownership boundary of amber site
- Ward boundary

Site 70: Street Views



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Key Map



Constraints & Opportunities

The highlighted area offers a limited potential for a new development to the north portion of the site.

Site Potential

- Development potential for traditional terraced or semi-detached houses. Potential for:
 - Circa 3-4 home
- Possible to enhance current setting of residential area.
 - The site has potential to create the sense of enclosure for on the northern corner on Epps Road, Bassett Road and College road.
- Additional landscape enhancements to current open green space could be beneficial to the local area.

Site Constraints

- Likely resistance due to reduction in green space
- Potentially strong opposition due to development within Local Green Spaces (DM18)
- Tight site within close proximity to adjacent homes footprint and rear garden requiring bespoke architectural solutions to internal layout and garden arrangement

Key

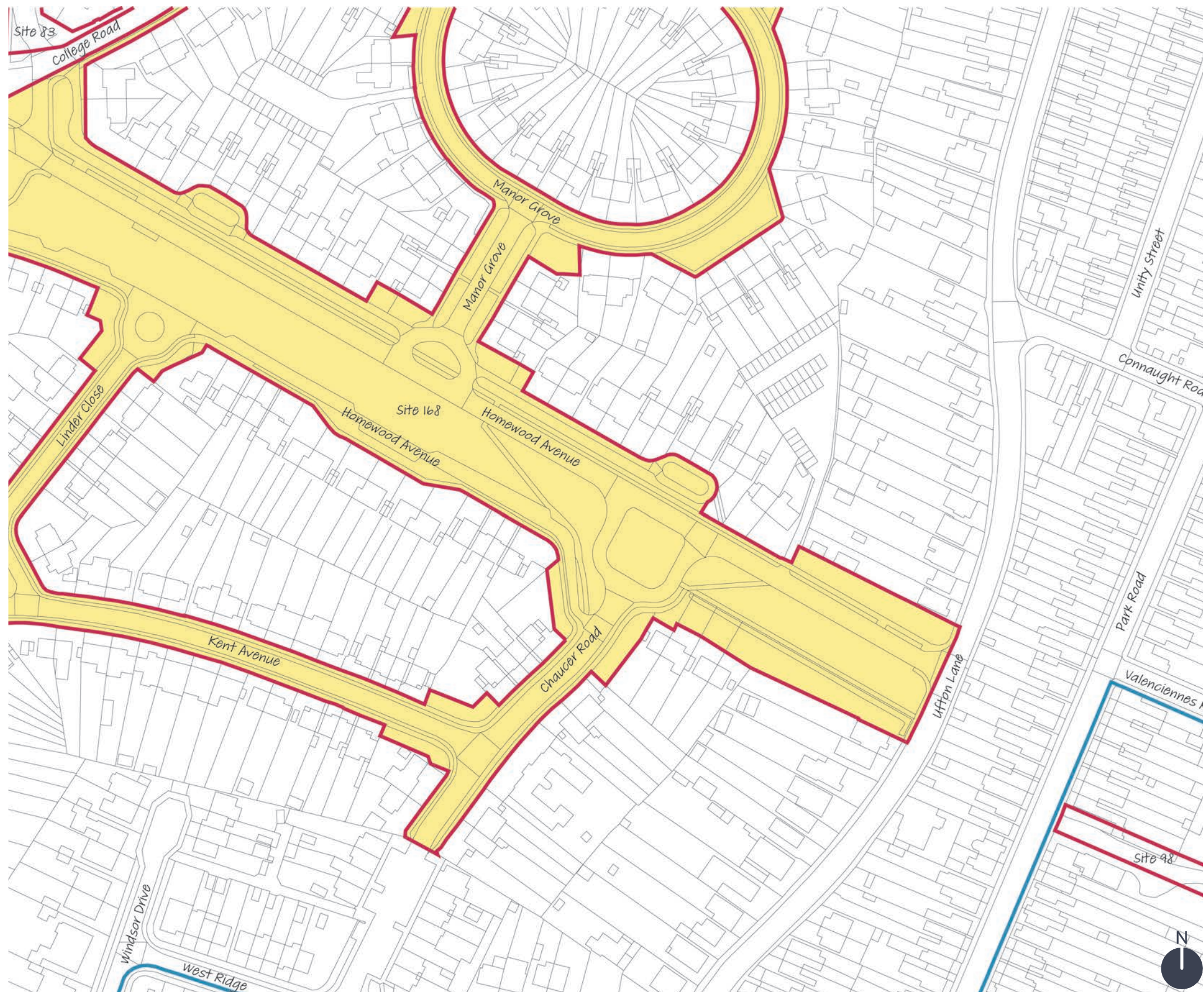
-  Potential for intensification
-  Potential area
-  Potential frontage
-  Frontages
-  Existing vehicular routes
-  Vehicular access
-  Existing pedestrian route
-  Potential pedestrian route
-  Existing hedges
-  Existing trees
-  Existing landscaping
-  Designated Local Green Space



Constraints & Opportunities Diagram

Site 168

Site 168 consists of streetscape stretching between King Arthur Court to Kent Avenue, as well as the green spaces on Manor Grove, Homewood Avenue and Kent Avenue.



Site 168 aerial view

Key

- Ownership boundary of amber site
- Ward boundary

Existing site plan of Site 168

Site 168: Street Views



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Key Map



The highlighted area offers a limited potential for a new development to the east portion of the site. However, there is wider potential to develop the surrounding area outside the boundary line, along the rear gardens on Ufton Lane.

- Development potential for new homes at the end of Homewood Avenue. Potential for bungalow or Mews house typeology
 - Circa 4-5 homes
- Additional potential for new homes outside the boundary at the rear garden of existing homes on Ufton Lane.
 - Development potential in private garden densification. Potential for Mews house typeology
 - Potential to enhance frontage towards Ufton Lane
- Additional landscape enhancements to green space could be beneficial to the local area.

- Likely resistance due to reduction in green space
- Potentially strong opposition due to development within Local Green Spaces (DM18)
- Tight site within close proximity to adjacent homes footprint and rear garden requiring bespoke architectural solutions to internal layout and garden arrangement
- As the additional site is outside of Council ownership, the Council could encourage such development through policy/guidance or through a Local Development Order (LDO) process. In this instance, the Council land provides access to formalise a rear laneway, enabling it to become a mews with active frontages

- Potential for intensification
- Potential area
- Potential frontage
- Frontages
- Existing vehicular routes



Chalkwell

Overview

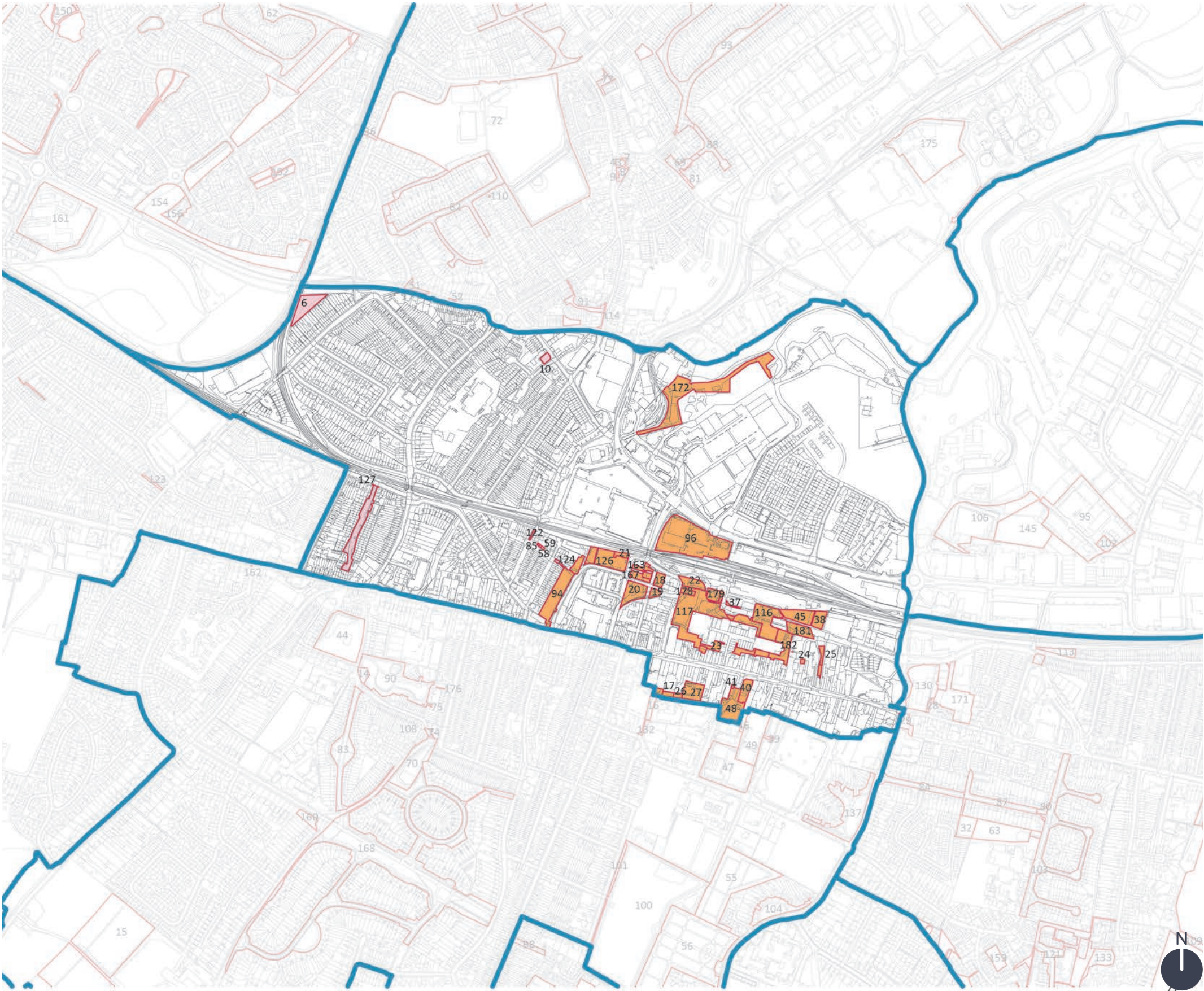
Chalkwell ward is located in central of Sittingbourne; the town centre. The ward contains the following 39 sites:

- Site 6
- Site 10
- Site 17
- Site 18
- Site 19
- Site 20
- Site 21
- Site 22
- Site 23
- Site 24
- Site 15
- Site 26
- Site 27
- Site 37
- Site 38
- Site 40
- Site 41
- Site 45
- Site 48
- Site 58
- Site 59
- Site 85
- Site 94
- Site 96
- Site 115
- Site 116
- Site 117
- Site 122
- Site 124
- Site 126
- Site 127
- Site 163
- Site 167
- Site 172
- Site 178
- Site 179
- Site 180
- Site 181
- Site 181

Through the analysis process, majority of the sites in Chalkwell Ward has been recognised as part of Sittingbourne Town Centre Masterplan, as illustrated by the adjacent plan. The rest of the ward has been ranked as Red from the traffic light analysis due to its limitation to intensified.

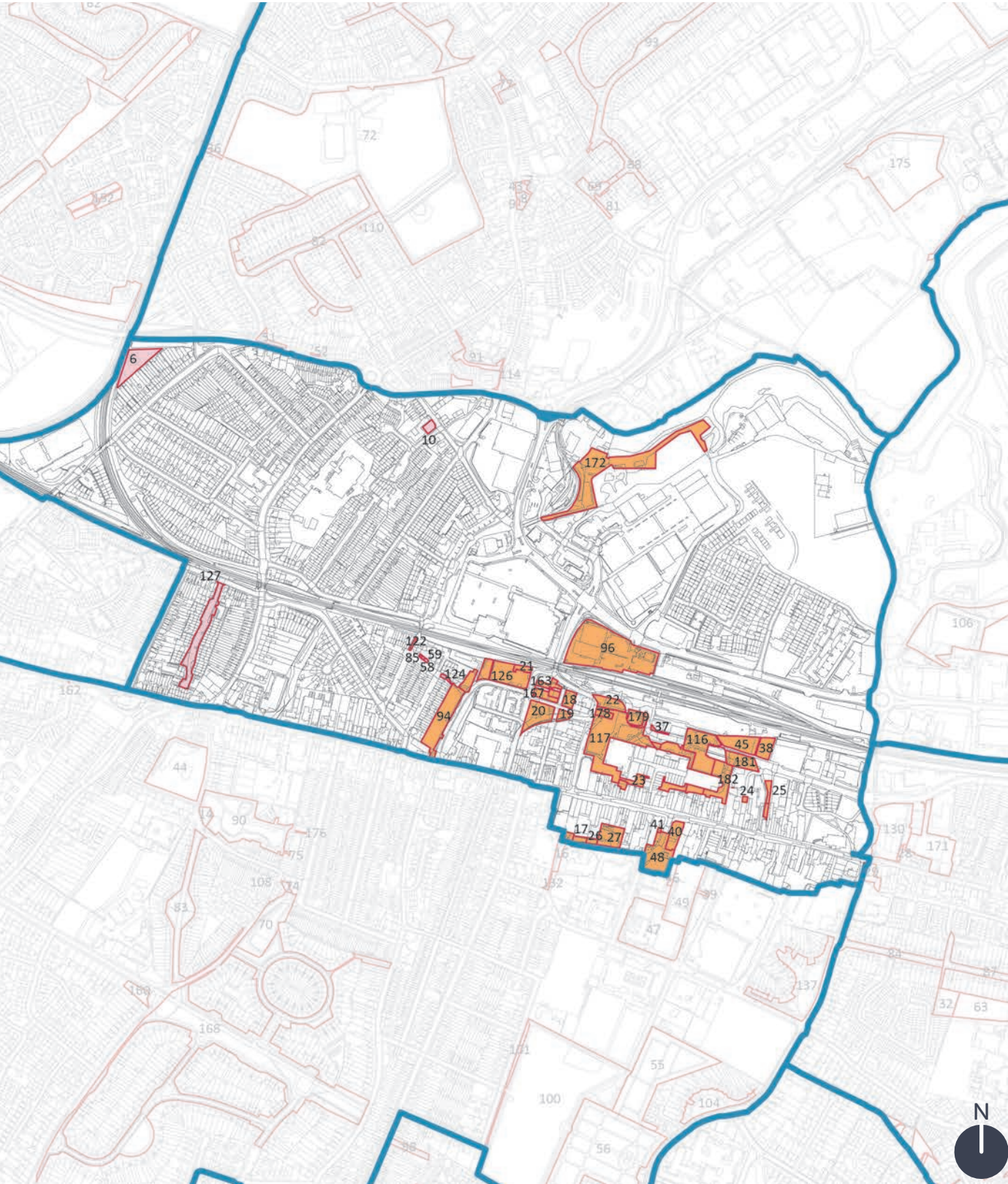
Key

- Ownership boundary of red sites
- Ownership boundary of amber sites
- Ownership boundary (sites to be assessed as part of Town Center Masterplan)
- Ward boundary



Schedule of Sites

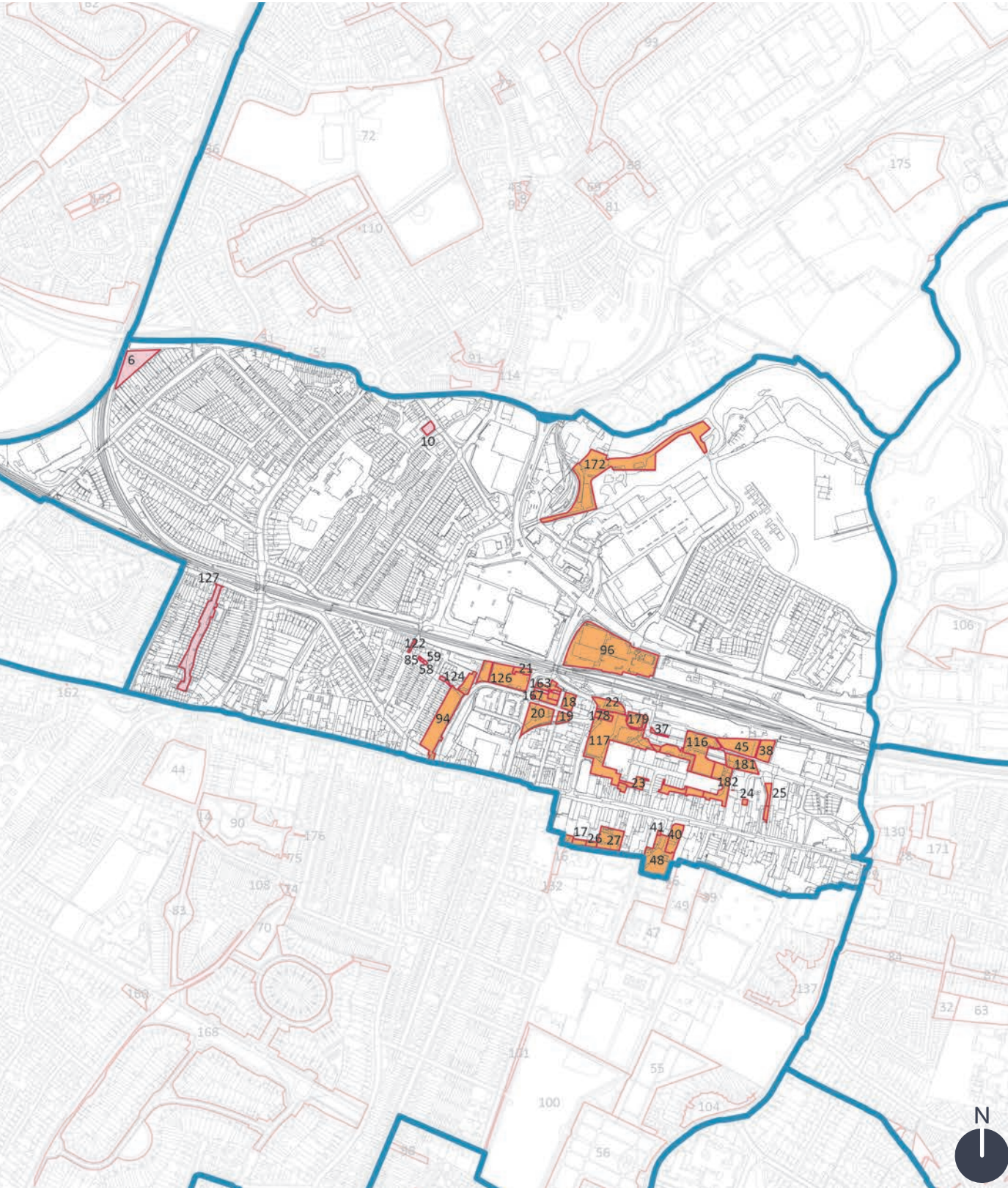
During the assessment process, our team identified the type of site, name and/or description of the site and commentary on its physical attributes and/or context to determine which sites are not suitable for densification.



Ward	Map Ref No.	Area_Hectares	Type	Name/description	Initial comments	No/Yes/Maybe
Chalkwell	6	0.19311411	Allotments	Allotments behind houses on Staplehurst Road	Allotments are to be retained, and are difficult to move, therefore not a site	No
Chalkwell	10	0.030093292	Open Space	Open space at Periwinkle Close that sites an ancient watermill	The site has a historical value to Sittingbourne and assumingly it is to be kept. However, it could be considered for site improvement.	No
Chalkwell	17	0.03056262	Street	Small part of street on Albany Road	Should be assessed as part of the Masterplan for Sittingbourne town centre	Town Centre Master-plan
Chalkwell	18	0.022828542	Plot	Empty land between Fountain Street & milton Road	Should be assessed as part of the Masterplan for Sittingbourne town centre	Town Centre Master-plan
Chalkwell	19	0.007165117	Streetscape	Small green traffic island between St Michael's Road & Fountain Street	Should be assessed as part of the Masterplan for Sittingbourne town centre	Town Centre Master-plan
Chalkwell	20	0.013441543	Street & open Space	Green space at the corner of St Michael's Road, Church Street & Dover Street	Should be assessed as part of the Masterplan for Sittingbourne town centre	Town Centre Master-plan
Chalkwell	21	0.030032335	Carpark	Carpark on St Michael's Road/ Dover Street	Should be assessed as part of the Masterplan for Sittingbourne town centre	Town Centre Master-plan
Chalkwell	22	0.095009298	Streetscape	Part of pathway and street on St Michael's Road in front of the station	Should be assessed as part of the Masterplan for Sittingbourne town centre	Town Centre Master-plan
Chalkwell	23	0.018983927			Should be assessed as part of the Masterplan for Sittingbourne town centre	Town Centre Master-plan
Chalkwell	24	0.027861387	Access route	Access route at the rear of an existing builing behind High Street & St Michael's Road	Should be assessed as part of the Masterplan for Sittingbourne town centre	Town Centre Master-plan
Chalkwell	25	0.016383366	Street & carpark	Alleyway on Grafton Road, currently servicing as car parking spaces	Should be assessed as part of the Masterplan for Sittingbourne town centre	Town Centre Master-plan
Chalkwell	26	0.017939659	Street	Small part of street on Albany Road	Should be assessed as part of the Masterplan for Sittingbourne town centre	Town Centre Master-plan
Chalkwell	27	0.149504184	Carpark & Access Route	Carpark & access route on Albany Road behind Sittingbourne High Street	Should be assessed as part of the Masterplan for Sittingbourne town centre	Town Centre Master-plan

Schedule of Sites

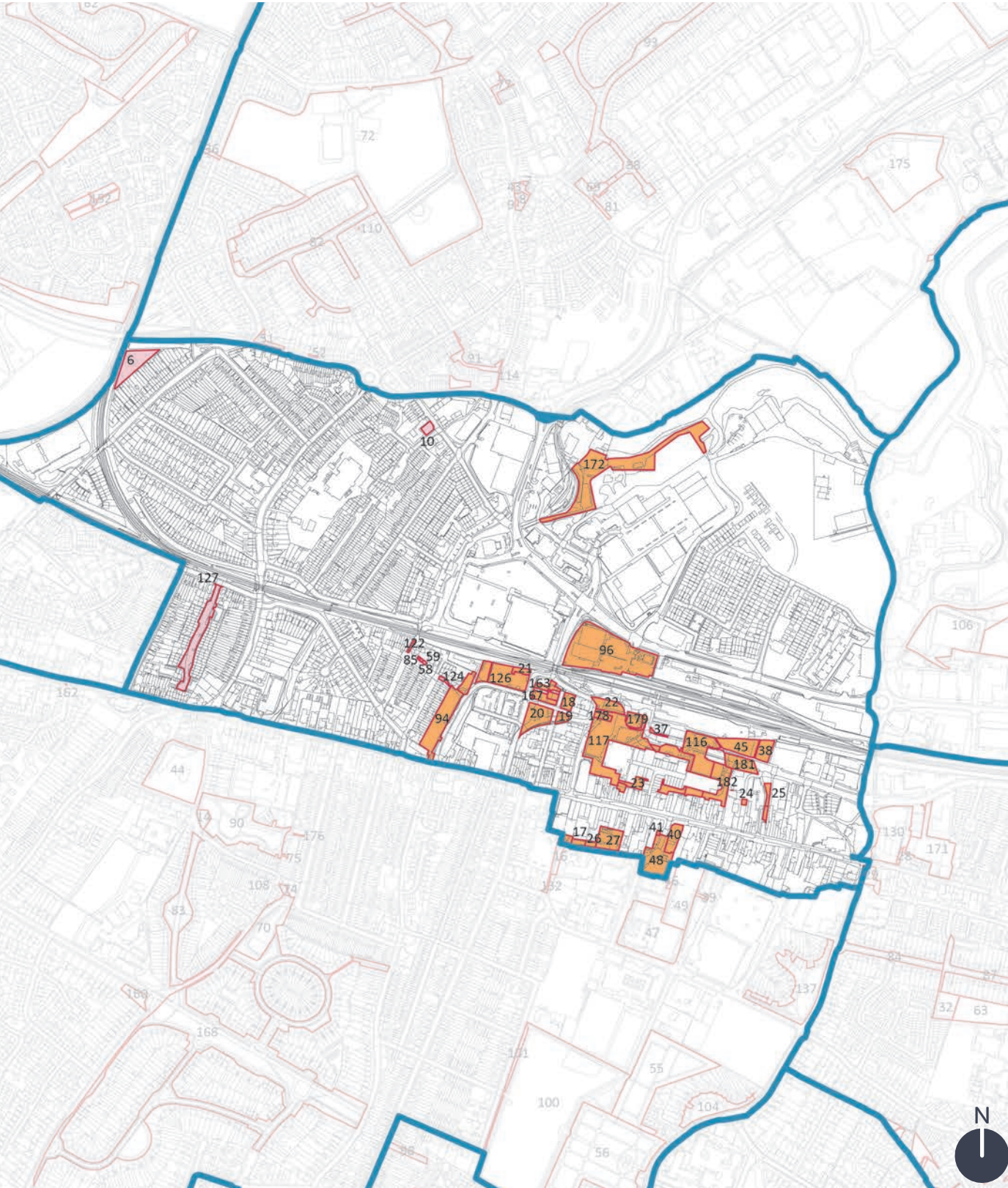
During the assessment process, our team identified the type of site, name and/or description of the site and commentary on its physical attributes and/or context to determine which sites are not suitable for densification.



Ward	Map Ref No.	Area_Hectares	Type	Name/description	Initial comments	No/Yes/Maybe
Chalkwell	37	0.012748199	Streetscape	Pathway at St Michael's Road	Should be assessed as part of the Masterplan for Sittingbourne town centre	Town Centre Master-plan
Chalkwell	38	0.088649462	Carpark	Carpark adjacent to rail track on St Michael's Road	Should be assessed as part of the Masterplan for Sittingbourne town centre	Town Centre Master-plan
Chalkwell	40	0.094552595	Carpark, building & access route	Natwest building on High Street/ Central Avenue, carpark & access road behind Natwest	Should be assessed as part of the Masterplan for Sittingbourne town centre	Town Centre Master-plan
Chalkwell	41	0.004678817	Access route	Enclosed access/ fire escape for Covenant Love Chapel on Cantral Avenue	Should be assessed as part of the Masterplan for Sittingbourne town centre	Town Centre Master-plan
Chalkwell	45	0.164558846	Carpark	Carpark adjacent to rail track on St Michael's Road	Should be assessed as part of the Masterplan for Sittingbourne town centre	Town Centre Master-plan
Chalkwell	48	0.27849147	Carpark & Streetscape	Carpark behind Sittingbourn Library, street & pathways on Central Avenue	Should be assessed as part of the Masterplan for Sittingbourne town centre	Town Centre Master-plan
Chalkwell	58	0.009153699	Carpark	Carpark in front of residential flats on Laburnum Place	The site is too small for intensification	No
Chalkwell	59	0.002344588	Carpark	Carpark in front of residential flats on Laburnum Place	The site is too small for intensification	No
Chalkwell	85	0.001025492	Carpark	Carpark in front of residential flats on Laburnum Place	The site is too small for intensification	No
Chalkwell	94	0.316278639	Carpark & Open Space	Small portion of green space, carpark and small shed studio on St Michael's Road	Should be assessed as part of the Masterplan for Sittingbourne town centre	Town Centre Master-plan
Chalkwell	96	0.92997011	Building & Carpark	Home Bargains, Costa and store carpark on Eurolink Way	Should be assessed as part of the Masterplan for Sittingbourne town centre	Town Centre Master-plan
Chalkwell	115	0.585304061			Should be assessed as part of the Masterplan for Sittingbourne town centre	Town Centre Master-plan
Chalkwell	116	0.333517435			Should be assessed as part of the Masterplan for Sittingbourne town centre	Town Centre Master-plan

Schedule of Sites

During the assessment process, our team identified the type of site, name and/or description of the site and commentary on its physical attributes and/or context to determine which sites are not suitable for densification.



Ward	Map Ref No.	Area_Hectares	Type	Name/description	Initial comments	No/Yes/Maybe
Chalkwell	117	1.02794348			Should be assessed as part of the Masterplan for Sittingbourne town centre	Town Centre Master-plan
Chalkwell	122	0.005769409	Path	Pathway in existing residential garden at the end of Gibson Street	The site is too small for intensification	No
Chalkwell	124	0.011139812	Open Space	Planting area at the end of Frederick Street	Should be assessed as part of the Masterplan for Sittingbourne town centre	Town Centre Master-plan
Chalkwell	126	0.122390551	Carpark	Carpark on St Michael's Road/ Dover Street	Should be assessed as part of the Masterplan for Sittingbourne town centre	Town Centre Master-plan
Chalkwell	127	0.288567965	Streetscape	Regency Court	Maybe potential for public realm improvement only. Street is not a site	No
Chalkwell	163	0.002526931			Should be assessed as part of the Masterplan for Sittingbourne town centre	Town Centre Master-plan
Chalkwell	167	0.001867437			Should be assessed as part of the Masterplan for Sittingbourne town centre	Town Centre Master-plan
Chalkwell	172	0.751322181	Open Space & Streetscape	Open space and pathway behind Mill Way (B2006), known as Lloyd Wharf. Currently servicing The Mill Skatepark & Dolphin Sailing Barge Museum	Part of the site is currently included in the regeneration project of Lloyd Wharf.	Extended Town Centre Master-plan
Chalkwell	178	0.031121775			Should be assessed as part of the Masterplan for Sittingbourne town centre	Town Centre Master-plan
Chalkwell	179	0.066819712			Should be assessed as part of the Masterplan for Sittingbourne town centre	Town Centre Master-plan
Chalkwell	180	0.024497958			Should be assessed as part of the Masterplan for Sittingbourne town centre	Town Centre Master-plan
Chalkwell	181	0.123615904			Should be assessed as part of the Masterplan for Sittingbourne town centre	Town Centre Master-plan
Chalkwell	182	0.074434915			Should be assessed as part of the Masterplan for Sittingbourne town centre	Town Centre Master-plan

Potential Sites for Densification

Summaries

Following the assessment process, 42 sites has been ranked as Amber traffic light category for densification;

- 2 sites from Borden & Grove Park Ward
- 0 sites from Chalkwell Ward
- 2 sites from Homewood Ward
- 9 sites from Kemsley Ward
- 6 sites from Milton Regis Ward
- 7 sites from Murston Ward
- 8 sites from Roman Ward
- 1 sites from Teynham & Lynsted Ward
- 2 sites from The Meads Ward
- 2 sites from West Downs Ward
- 3 sites from Woodstock Ward

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Ward	Map Ref No.	Area_Hectares	Type	Name/description	Initial comments	No/Yes/Maybe
Kemsley	1	0.123998311	Hall	Clocktower Hall, car park and landscape/garden	Rear garden, whilst overlooked, could be designed to create a small development to complement its context	Maybe - to explore
Murston	11	2.780806172	Open Space	Triangular open space next to stadium maintained for sports	Potential to create a pedestrian/cycle Green connection between Church Road and Great Easthall Way (lake and village hall), passing by allotments and listed farm house. Could be reinforced with new housing along south edge with positive frontage towards the Green. Present Leaseholders.	Maybe - with 11 & 13
Murston	13	2.006512695	Open Space	Open space next to stadium maintained for sports facing Church road	Slight possibility for development - residential frontage to Church Street, however facing industry. Present Leaseholders.	Maybe - with 11 & 13
Woodstock	33	0.026644422	Rear access land	Plot of land along a rear access route for rear car parking	Possible to densify but adjacent properties cross land for garage access and 'street' is a service route except one adjacent cottage	Possibly a unit, potential for wider placemaking/facilitating private rear garden densification

Ward	Map Ref No.	Area_Hectares	Type	Name/description	Initial comments	No/Yes/Maybe
Woodstock	34	6.021436883	Open space	King George V Playing Field	Appears well-used, but holistic approach to place and planning could provide a circular route enabling west and east-facing long gardens to densify.	Possibly, but Council likely to facilitate approach for private landowner delivery
Kemsley	50	0.257805281	Plot	Kemsley Community Centre and Chatter Tots site	Site could be densified, with potential to possibly incorporate adjacent Kemsley Arms (which is likely in private ownership). Redevelopment could form part of wider local centre enhancement (see site 60 and 138)	Likely
The Meads	62	1.13287806	Verges	Large verge between Quinton Road and The Meads Avenue	Visual amenity and hardscape spaces that could allow for small scale intensification between a neighbourhood green and as a corner gateway between existing residential and farmland beyond. Potential to enhance the public realm in area, with street trees/ formalise or enhance street car parking.	Maybe
Roman	63	0.166557566	Open Space	Open green space behind residential homes on Chilton Avenue	With 80 & 87, there could be an opportunity for a terrace of homes to back onto Chilton Av properties and front towards improved green link between Millfield Rd and South Av.	Maybe - to be assessed together with 87
Homewood	70	0.490854709	Open Space & street	Small part of street & open green space on College Road	The open green space is a designated Local Green Spaces. Possibility for development - residential frontage onto the northern corner on College Road, Epps Road & Bassett Road.	Maybe
Milton Regis	72	7.861135497	Open space	Milton Recreation Ground site	Likely no infil potential, however should there be interest to introduce homes that front onto the south western portion of the grounds, this could repair the only non-front facing edge to the site.	Maybe but unlikely
Milton Regis	78	0.866522972	Streetscape and open space	Streetscapes along Middletune Ave, Newbridge Ave, Glenbrook Grove and Milbourne Grove; pedestrian links and green open space	The streetscapes that function as streets are not sites, nor are the pedestrian links that provide access. However, the northern green square is an open space where new development and enhanced landscape could provide greater legibility and overlooking to an enhanced green space. Additional corner greenspaces on Middleton Ave, outside of Council ownership, could also be intensified	Maybe

Potential Sites for Densification

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Ward	Map Ref No.	Area_Hectares	Type	Name/description	Initial comments	No/Yes/Maybe
Milton Regis	86	0.915394412	Streetscape and open space	Streetscape along Langley Road, Trinity Road and Saffron Way and fronting landscaped areas	A small scale opportunity to densify the corner of Trinity Road/ Langley Road, however the site is constrained by a fronting 1st floor window and pedestrian route.	Maybe
Roman	87	0.703962651	Street & Open space	Chilton Avenue / Open green space behind residential homes	With 63 & 103, there could be an opportunity for a terrace of homes to back onto Chilton Av properties and front towards improved green link between Millfield Rd and South Av.	Maybe - to be assessed together with 63
Milton Regis	93	1.4093217	Streetscape	Streetscapes of Court Road and Regis Close	The site offers opportunities to enhance the quality of the streetscape and landscaped areas by introducing street trees	Maybe
Murston	95	1.869381987	Industrial Estate	Land At West Lane Trading Estate	The industrial estates nearby are in process of redevelopment into residential neighbourhoods. This estate could be similarly redeveloped as a part of a larger masterplan including nearby sites owned by Swale	Maybe - with 95, 102 and 106
Woodstock	98	0.074309295	Access route	Vehicle route to access rear gardens/ rear car parks	Potential to explore council facilitating owners to densify their rear gardens where there is sufficient space for rear amenity space. This route could either densify or be improved (public realm)	Possibly through Council facilitation for wider landowner intensification
Murston	102	0.078424725	Industrial Estate	Land At West Lane Trading Estate	The industrial estates nearby are in process of redevelopment into residential neighbourhoods. This estate could be similarly redeveloped as a part of a larger masterplan including nearby sites owned by Swale	Maybe - with 95, 102 and 106
Roman	103	0.065493023	Street	Corner of Chilton Av and South Av / Gateway to Open green space behind residential homes on Chilton Av	Should be considered for public space and access improvements, together with 63 and 87.	Maybe - to be assessed together with 63 & 87
Milton Regis	105	0.232258868	Open space	An open space that provides a pedestrian link between North Street and Wyvern Close	The access route for pedestrians could be re-routed and the site could become a development site, potentially retaining an element of public open space	Maybe

Ward	Map Ref No.	Area_Hectares	Type	Name/description	Initial comments	No/Yes/Maybe
Murston	106	1.176243043	Grazing Land	Inaccessible open Land and Allotments To The East Of Crown Quay Lane	The industrial estates nearby are in process of redevelopment into residential neighbourhoods. This estate could be similarly redeveloped as a part of a larger masterplan including nearby sites owned by Swale	Maybe - with 95, 102 and 106
Roman	107	4.633119615	Street & Open space	Street Scape stretching between Swanstree Avenue to Canterbury Road with pockets of open greens	Small possibility for intensification on Swanstree Avenue; infill potential to enclose the space at current residential setting.	Maybe
Roman	113	0.135780044	Carpark	Carpark next to rail track on Shortland Road	Potential to intensify; new continuous terrace house into the current carpark space, with public realm improvement at the end of Shortlands Road could enhance the corner of St Michael's Road	Maybe
Milton Regis	118	0.495017891	Open space	118a - Neighbourhood green square and verge along Attlee Way and Volante Drive	Wider portions of the Attlee Way verge could be developed, although likely access and overlooking issues to be addressed	Maybe
Roman	121	1.184608559	Street, Open space & forest	Streetscape: Peregrine Drive, Harrier Drive, Osprey Court, South Avenue & Fulston Place	With 159, possible for bungalow infill & potential for public realm improvement on existing green pockets.	Maybe - to be assessed with 159
West Downs	129	0.102647493	Open spaces	129b (to confirm site number) forms a key corner and could be densified with a corner marker building to enhance the Bapchild gateway along London Road	Site 129b could be a difficult site with constraints to realise a limited number of homes, but it could be a key corner with some open space retained in the public realm to hold this corner.	Maybe
Kemsley	134	0.414855133	Open space	Neighbourhood central green space	Green space forming larger open space, however south eastern portion could introduce a green-facing development with access off Cheyne Close, possibly	Maybe
Kemsley	138	0.06912211	Streetscape and open space	Streetscapes and open space along Castle Rough Lane.	Potential to explore development opportunities at the bottom of Castle Rough Lane (using southern end of the street)	Likely
Kemsley	139	4.855277576	Streetscape	139a - Streetscape with roundabout along Ridham Avenue, Menin Road and Grovehurst Avenue	Potential to redevelop the Kemsley Village store and the streetscape of The Square as part of wider local enhancement - see sites 50 and 60	Maybe
Kemsley			Streetscape and open space	139b - Streetscape along Ridham Avenue and Coldharbour Lane, West Green and East Green, open space along The Crescent	Potential for development on the Crescent open space	Maybe

Potential Sites for Densification

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Ward	Map Ref No.	Area_Hectares	Type	Name/description	Initial comments	No/Yes/Maybe
Murston	140	0.760691064	Streets, footpaths and green spaces	Streetscapes spreaded across Murston Road, Wheatcroft Close, Frenshman Close, Elm Grove and Woodberry Drive	Small possibility for infill at the corner of flats on Frensham Close with potential for public realm improvement on existing grnn pockets	Infill Improvements only
West Downs	142	0.475045293	Open space	Central green in Bapchild	Northern frontage is blank and has potential to create an east west route linking Randle Way with Lords Cl and possibly creating two mews, wide-fronted homes overlooking the green. Likely opposition but could increase overlooking, character and access	Maybe
Borden & Grove Park	144	0.41989285	Open space	Neighbourhood green and woodland at the end of Dental Close	Partial development possible keeping central green, but likely with strong resistance. Access limited through private drives	Maybe
Murston	146	0.243318993	Access road and open play space	Alley and overgrown sports pitch behind houses on Elm Grove	Possible infill?	Maybe
Borden & Grove Park	147	2.046966024	Open space	147a - Wooded landscape gateway to Maylam Gardens	Limited development possible to south of Maylam Gardens, likely strong opposition. Green acts as a buffer between residential land and agriculture to the south. Landscape green links and central neighbourhood green are not suitable sites for intensification.	Maybe
Kemsley	148	2.096863841	Open space	Green link as part of Milton Creek Country Park	Most of the green link is not a site, however a portion of the green space might allow some densification/ development of a small development to the south and east of Recreation Way.	Maybe
Teynham & Lynsted	151	4.684231579	Open space	Neighbourhood green space enclosed by green planted buffer.	And densification unlikely to be integrated easily into the space except for the small corner at Stede Ave and Eveas Drive, going northwards to Housson Ave. Likely community opposition, but could create a corner marker building	Possibly, but difficult to achieve due to land being open space and likely community opposition

Ward	Map Ref No.	Area_Hectares	Type	Name/description	Initial comments	No/Yes/Maybe
The Meads	155	4.550075014	Open space	155c - Greenlink between neighbourhoods linking to The Meads Community Woodland	A middle link has the potential to better link adjacent neighbourhoods, introduce a small infill (possibly) and provide better overlooking, but this would require intensification in an area of open space. Potential to enhance this open space, introduce better/more ped paths and reprovide play space	Maybe (as part of site 62)
Kemsley	157	9.555840625	Open space	157a - Part of Milton Creek Country Park along Recreation Way	Potential for densification to the northern portion of site, linking to adjacent neighbourhood	Maybe
Roman	159	0.538800168	Open Space	Green pocket space along Pond Drive and The Finches	With 121, possible for bungalow infill & potential for public realm improvement on existing green pockets.	Maybe - to be accessed with 121
Roman	166	6.443069547	Open Space	Open green space on Rectory Road	Most of the land is designated as open green space. However, there is possibility for low density development to rear of houses on Rectory Road and Nutfields cul-de-sac to close an urban block. Possible terrace to rear of houses on Temple Gardens, which would require offsetting Nutfields access road.	Maybe - to be assessed together with 53
Homewood	168	4.353972443	Streetscape & Open space	Streetscape stretching between King Arthur Court to Kent Avenue. Open green pockets on Manor Grove, Homewood Avenue and Kent Avenue.	Green pocket at Manor Grover and the green strip at Homewood Avenue; a designated Local Green Spaces. Possible for infill on Ufton Lane/Homewood Avenue	Maybe - infill
Kemsley	184	2.495744907	Open space	Kemsley Recreation Ground	Large recreation ground adjacent to Milton Creek Country Park green link. The green is largely enclosed with a large hedge. The only opportunity to densify might be to front homes along the north east frontage, however, this would create fronts onto the green and likely negatively impact the sense of enclosure of the green. Therefore this is not a likely a site.	Maybe

Capacity Studies

Summaries

- > Overall, 42 sites are likely to have development potential. However, many of these sites has number of constraints to it due to its physical characteristics.
- > Through our capacity studies of each sites, the estimated number of potential homes to densify is ranging between 357 (lower number spectrum) to 408 (on the higher number spectrum), as shown on the adjacent table.
- > Using the higher number range, we have estimated 242 homes to be catagorised as flats/ maisonette typology and 166 homes as houses typology.
- > Houses classification has been broken down into sub-typologies as follows:
- Semi-Detached, Detached & Terrace house;
 - Mews house;
 - Bungalow;
- The potential estimated number of each typologies are shown on the adjacent table at the bottom.

Summary of Potential Sites			
Ward	No. of potential sites	Estimated lower potential no. of homes	Estimated higher potential no. of homes
Bordern & Grove Park	2	8	8
Chalkwell	0		
Homewood	2	7	9
Kemsley	9	91	106
Milton Regis	6	29	43
Murston	7	161	174
Roman	8	23	23
Teynham & Lynsted	1	3	3
The Meads	2		
West Downs	2	5	5
Woodstock	3	30	37
Total	42	357	408

Summary of Home Types			
Ward	Flats/ Maisonette	Houses	Total
Bordern & Grove Park		8	8
Chalkwell			
Homewood		9	9
Kemsley	88	18	106
Milton Regis	21	22	43
Murston	121	53	174
Roman		23	23
Teynham & Lynsted		3	3
The Meads		0	
West Downs		5	5
Woodstock		37	37
Total	230	178	408

House Types				
Ward	Semi-detached/ Detached & Terrace house	Mews house	Bungalow house	Total
Bordern & Grove Park	8			8
Chalkwell	0			0
Homewood	4	5		9
Kemsley	18			18
Milton Regis	21		1	22
Murston	53			53
Roman	21		2	23
Teynham & Lynsted	3			3
The Meads	0			0
West Downs	5			5
Woodstock	29	8		37
Total	162	13	3	178

Conclusion

Summaries



Site 11 & 13



Site 50,60 & 139



Site 72



Site 78



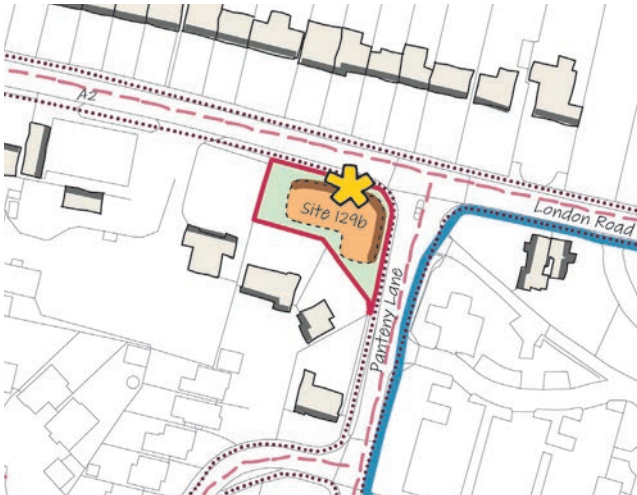
Site 95 & 102



Site 106



Site 113



Site 129b



Site 146



Site 166



Site 168



Site 184

Sittingbourne Town Centre Masterplan

Overview

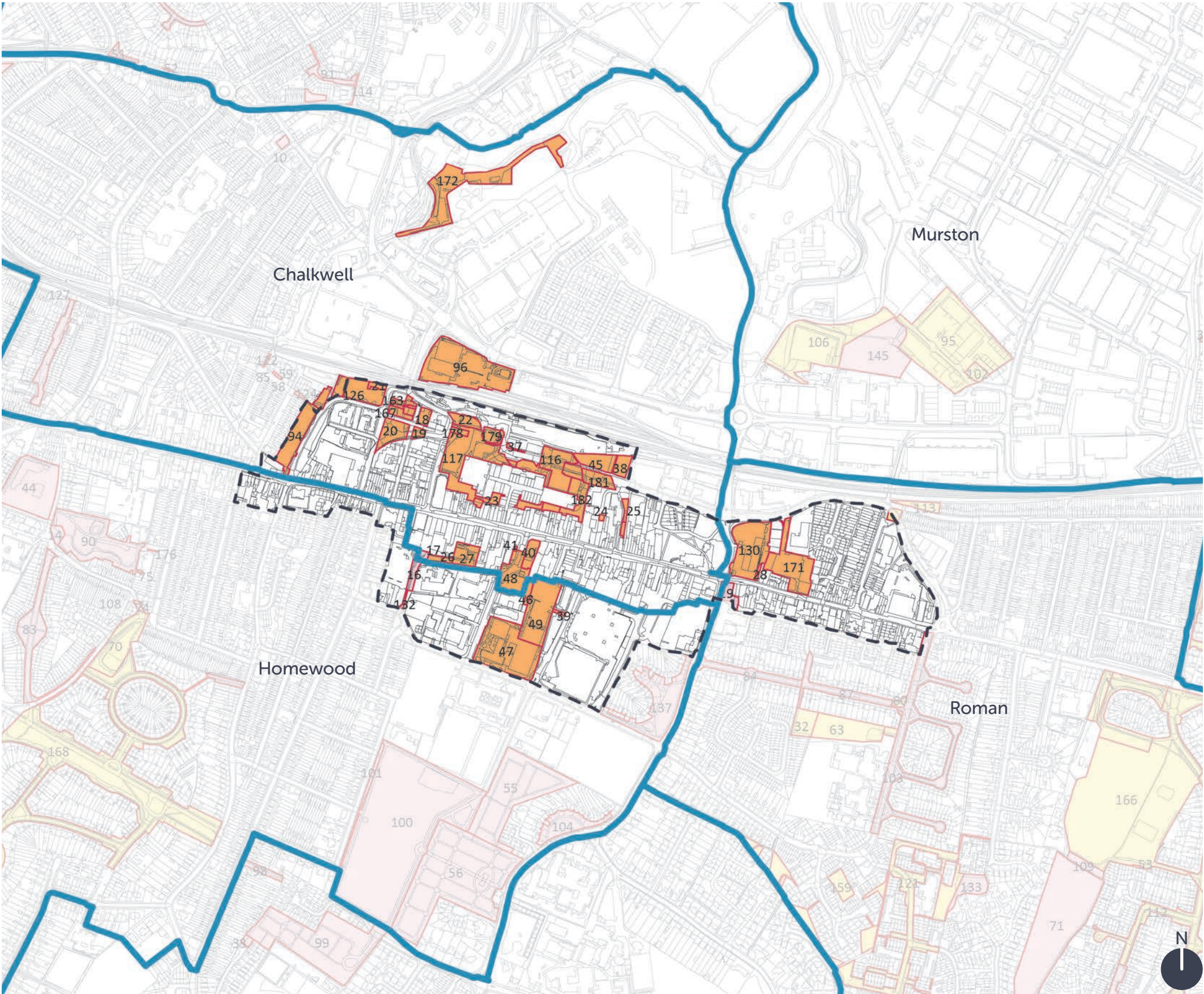
During the assessment process, our team has identified 39 sites that we think should be assessed together as part of the Sittingbourne Town Centre Masterplan:

- Site 17
- Site 18
- Site 19
- Site 20
- Site 21
- Site 22
- Site 23
- Site 24
- Site 25
- Site 26
- Site 27
- Site 28
- Site 37
- Site 38
- Site 39
- Site 40
- Site 41
- Site 45
- Site 46
- Site 47
- Site 48
- Site 49
- Site 94
- Site 96
- Site 115
- Site 116
- Site 117
- Site 124
- Site 126
- Site 130
- Site 163
- Site 167
- Site 171
- Site 172
- Site 178
- Site 179
- Site 180
- Site 181
- Site 182

The Sittingbourne SPD Proposed Town Centre boundary is located in between 3 Wards; Roman, Homewood & Chalkwell, as illustrated by the adjacent plan. Although, 2 sites are located outside the boundary, we believe they have higher potential to be intensified once included with the masterplan.

Key

- Ownership boundary of red sites
- Ownership boundary of amber sites
- Ownership boundary (sites to be assessed as part of Town Center Masterplan)
- Ward boundary
- Sittingbourne SPD Proposed Town Centre boundary





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Appendix II: Sift of Densification Study Amber / Green sites for HELAA

Site	Address	Densification study comments	Homes potential (densification study)	site area (ha)	HELAA (Y/N)	Unsuitable justification
The Meadows						
62	Large verge between Quinton Road and The Meadows Avenue	Visual amenity and hardscape spaces that could allow for small scale intensification between a neighbourhood green and as a corner gateway between existing residential and farmland beyond. Potential to enhance the public realm in area, with street trees/ formalise or enhance street car parking.	Site 62 and 155c considered together A wide verge that sits between a local neighbourhood green square and Quinton Road to the north, the site has the potential to create a sense of enclosure on the northern frontage of the square. Additional landscape enhancements to the square could benefit the local area.	1.13	N	Very limited infill developable area landscape enhancements more suitable
155C	155c - Greenlink between neighbourhoods linking to The Meadows Community Woodland	A middle link has the potential to better link adjacent neighbourhoods, introduce a small infill (possibly) and provide better overlooking, but this would require insentification in an area of open space. Potential to enhance this open space, introduce better/more ped paths and reprovide play space		4.55	N	
Borden & Grove Park						
144	Neighbourhood green and woodland at the end of Dental Close	Partial development possible keeping central green, but likely with strong resistance. Access limited through private drives	° Traditional detached houses ° Circa 4 homes	0.42	N	Developable area below HELAA threshold Requires removal of the existing woodlands on site.
147a	Wooded landscape gateway to Maylam Gardens	Limited development possible to south of Maylam Gardens, likely strong opposition. Green acts as a buffer between residential land and agriculture to the south. Landscape green links and central neighbourhood green are not suitable sites for intensification.	° Traditional detached houses ° Circa 4 homes	2.05	N	Developable area below HELAA threshold. Acts as buffer to countryside beyond Within Local Green Space
Milton Regis						
72	Milton Recreation Ground site	Likely no infill potential, however should there be interest to introduce homes that front onto the south western portion of the grounds, this could repair the only non-front facing edge to the site.	Traditional semi-detached houses ° Circa 16 homes	7.86	N	The northern portion of site 72 is in flood zone 3a • Likely strong resistance due to reduction in green space • Northern part of the site is located within a flood zone 2 & 3 Play pitch over laps part of recommendation area for development Fairground and other structured activites uses within recommended developable area
78	Streetscapes along Middleton Ave, Newbridge Ave, Glenbrook Grove and Milbourne Grove; pedestrian links and green open space	The streetscapes that function as streets are not sites, nor are the pedestrian links that provide access. However, the northern green square is an open space where new development and enhanced landscape could provide greater legibility and overlooking to an enhanced green space. Additional corner greenspaces on Middleton Ave, outside of Council ownership, could also be intensified	° Non-traditional houses and/or maisonette ° Circa 3 homes ° West facing views towards enhanced open green and play space • Potential for enhancing the	0.87	N	Developable area below HELAA threshold
86	Streetscape along Langley Road, Trinity Road and Saffron Way and fronting landscaped areas	A small scale opportunity to densify the corner of Trinity Road/ Langley Road, however the site is constrained by a fronting 1st floor window and pedestrian route.	Bungalow house ° Circa 1 home	0.92	N	Developable area below HELAA threshold
93	Streetscapes of Court Road and Regis Close	The site offers opportunities to enhance the quality of the streetscape and landscaped areas by introducing street trees	None	1.41	N	Suitable for streetscape and landscape improvements
105	An open space that provides a pedestrian link between North Street and Wyvern Close	The access route for pedestrians could be rerouted and the site could become a development site, potentially retaining an element of public open space	• Option 1 ° 3 storey block of flats ° Circa 18 flats • Option 2 ° Traditional detached houses ° Circa 4 homes	0.23	Y	Transferred under S106 agreement. However under utilised

Appendix II: Sift of Densification Study Amber / Green sites for HELAA

Site	Address	Densification study comments	Homes potential (densification study)	site area (ha)	HELAA (Y/N)	Unsuitable justification
118a	Neighbourhood green square and verge along Attlee Way and Volante Drive	Wider portions of the Attlee Way verge could be developed, although likely access and overlooking issues to be addressed	north western area ° Traditional detached house or bungalow to the north ° Circa 1 home ° North west facing views onto Volante Drive south eastern area ° Semi-detached houses ° Circa 4 homes ° Views towards potential cul de sac vehicular access for the development off of Attlee Way	0.50	N	Both developable areas below HELAA threshold and together not connected to create a cohesive site
Kemsley						
1	Clocktower Hall, car park and landscape/garden	Rear garden, whilst overlooked, could be designed to create a small development to complement its context	° Traditional semi-detached houses ° Circa 2 homes	0.12	N	Below HELAA threshold The site is within flood zone 3a
50	Kemsley Community Centre and Chatter Tots site	Site could be densified, with potential to possibly incorporate adjacent Kemsley Arms (which is likely in private ownership). Redevelopment could form part of wider local centre enhancement (see site 60 and 138)	• Development on the south western portion of the site, in place of Kemsley Community Centre. Development potential for: ° Re-development and enhancement of Kemsley Community Centre as part of wider local centre improvement ° Demolition of existing building with new 3 storey building accommodating community centre on the ground floor and residential above. Circa 12 flats	0.26	N	Very active community centre Site not available
60	Open space adjacent to Kemsley Village Store on The Square at Ridham Avenue	Grassed open space that could be a densification site or could enable a wider intensification by incorporating the adjacent store to provide a wider redevelopment (see sites 60 and 138)	Development overlooking Ridham Avenue, completing existing urban grain. Development potential for: ° Detached houses (circa 2 homes) or Small block of flats (circa 4 - 6 flats)	0.08	N	Below HELAA threshold
134	Neighbourhood central green space	Green space forming larger open space, however south eastern portion could introduce a green-facing development with access off Cheyne Close, possibly	° Traditional detached houses ° Circa 2 homes	0.41	N	Developable area below HELAA threshold Neighbourhood central green space
138	Streetscapes and open space along Castle Rough Lane	Potential to explore development opportunities at the bottom of Castle Rough Lane (using southern end of the street)	° Traditional semi-detached houses ° Circa 2 homes	0.07	N	Developable area below HELAA threshold The potential development area is outside of the ownership boundary
139a	Streetscape with roundabout along Ridham Avenue, Menin Road and Grovehurst Avenue	Potential to redevelop the Kemsley Village store and the streetscape of The Square as part of wider local enhancement - see sites 50 and 60	Part of wider site 50 and 60, functional road junction	4.86	N	Site links Site 50 and Site 60, no development potential
139b	Streetscape along Ridham Avenue and Coldharbour Lane, West Green and East Green, open space along The Crescent	Potential for development on the Crescent open space	° 2 storey block of flats ° Circa 14 flats		Y	
148	Green link as part of Milton Creek Country Park	Most of the green link is not a site, however a portion of the green space might allow some densification/ development of a small development to the south and east of Recreation Way		2.10	N	Most of the site is a green link

Appendix II: Sift of Densification Study Amber / Green sites for HELAA

Site	Address	Densification study comments	Homes potential (densification study)	site area (ha)	HELAA (Y/N)	Unsuitable justification
157a	Part of Milton Creek Country Park along Recreation Way	Potential for densification to the northern portion of site, linking to adjacent neighbourhood	• Option 1 ◦ The site can be treated as a gateway to Milton Creek Country park and therefore, amenities such as cafe, shop, etc on the ground floor with residential above can be explored, serving the park's visitors ◦ Potential for 3 storey mixed-use development ◦ Circa 14 flats • Option 2: ◦ Traditional detached houses ◦ Circa 3-4 homes	9.56	N	Country park Local Designated Site of Biodiversity (DM28)
184	Kemsley Recreation Ground	Large recreation ground adjacent to Milton Creek Country Park green link. The green is largely enclosed with a large hedge. The only opportunity to densify might be to front homes along the north east frontage, however, this would create fronts onto the green and likely negatively impact the sense of enclosure of the green. Therefore this is not a likely a site.	◦ Mixture of traditional detached and semidetached houses ◦ Circa 12 homes	2.50	N	Informally well used space Developable area close to existing pitches and may impact on their functionality
Teynham & Lynsted						
151	Neighbourhood green space enclosed by green planted buffer.	And densification unlikely to be integrated easily into the space except for the small corner at Stede Ave and Eveas Drive, going northwards to Housson Ave. Likely community opposition, but could create a corner marker buidling	◦ Traditional detached houses ◦ Circa 3 homes ◦ East facing views towards Eveas Drive	4.68	N	Developable area below HELAA threshold
West Downs						
129b	a key corner and could be densified with a corner marker building to enhance the Bapchild gateway along London Road	could be a difficult site with constraints to realise a limited number of homes, but it could be a key corner with some open space retained in the public realm to hold this corner.	◦ Detached houses ◦ Circa 2 homes	0.10	N	Below HELAA threshold
142	Central green in Bapchild	Northern frontage is blank and has potential to create an east west route linking Randle Way with Lords Cl and possibly creating two mews, widefronted homes overlooking the green. Likely opposition but could increase overlooking, character and access	◦ Wide fronted Mews ◦ Circa 3 homes ◦ South-facing views out onto Bapchild central green		N	Below HELAA threshold
Woodstock						
33	Plot of land along a rear access route for rear car parking	Possible to densify but adjacent properties cross land for garage access and 'street' is a service route except one adjacent cottage	Option A • The highlighted area offers limited potential however there is scope for a small development on the corner of Site 33 • Development Potential: 1 house (potential for self build) Option B • The area however, offers access potential to the long rear gardens along Roonagh Court. This may unlock potential for small mews development towards the rear gardens of the existing houses • Development potential in private garden densification: Mews houses, Circa 8 homes • Development potential to be combined with site 98 development of rear gardens	0.03	N	Option A below HELAA threshold Option B would prove difficult through Plan making process due to the likley multiple ownership constraints of the properties

Appendix II: Sift of Densification Study Amber / Green sites for HELAA

Site	Address	Densification study comments	Homes potential (densification study)	site area (ha)	HELAA (Y/N)	Unsuitable justification
34	King George V Playing Field	Appears well-used, but holistic approach to place and planning could provide a circular route enabling west and east-facing long gardens to densify.	Area A: • Potential for new homes at rear gardens of existing houses on Park Drive. New homes would increase active surveillance onto the playing field. Existing access is pedestrian only and new vehicular access may not be possible. • Development potential for circa 12 homes Area B: • Potential for opening up existing Blandford Gardens cul de sac with new road linking to Woodstock Road pedestrian access. • Development potential for circa 10 homes	6.02	N	Area A and B would prove difficult through Plan making process due to the likely multiple ownership constraints
98	Vehicle route to access rear gardens/ rear car parks	Potential to explore council facilitating owners to densify their rear gardens where there is sufficient space for rear amenity space. This route could either densify or be improved (public realm)	• Development potential to densify rear gardens where there is sufficient space for rear amenity space. Development potential for: ° Circa 7 homes ° North-east views towards access route • Potential for public realm and access route improvement within site boundary to accommodate potential adjacent development • Development potential to be combined with site 33 development of rear gardens	0.07	N	Development as suggested would prove difficult through Plan making process due to likely multiple ownership constraints
Murston						
11	Triangular open space next to stadium maintained for sports	Potential to create a pedestrian/cycle Green connection between Church Road and Great Easthall Way (lake and village hall), passing by allotments and listed farm house. Could be reinforced with new housing along south edge with positive frontage towards the Green. Present Leaseholders.	Mixture of traditional terraced and semidetached houses ° Circa 12 homes on Site 11	2.78	N	Very active sports ground. Would result in loss of play pitches.
13	Open space next to stadium maintained for sports facing Church road	Posibility for development - residential frontage to both Hugh Price Cl and open green space. Present Leaseholders.	° Mixture of traditional terraced and semidetached houses ° Circa 18 homes on Site 13	2.01	N	Very active sports ground. Would result in loss of play pitches.
95	Land At West Lane Trading Estate	The industrial estates nearby are in process of redevelopment into residential neighbourhoods. This estate could be similarly redeveloped as a part of a larger masterplan including nearby sites owned by Swale	Area A • Site would allow for multiple flat block developments with non-residential usage on the ground floor such as shops and retails ° Development could retain employment opportunities on site with addition to new residential homes ° 3-4 storeys mix-use typology ° Circa 80-90 homes	1.87	N	Viable, active and occupied site Not available
102	Land At West Lane Trading Estate	The industrial estates nearby are in process of redevelopment into residential neighbourhoods. This estate could be similarly redeveloped as a part of a larger masterplan including nearby sites owned by Swale	Area B • Development potential for: ° Mixture of detached, semi-detached and terraced houses ° Circa 16-18 homes	0.08	N	
106	Inaccessible open Land and Allotments To The East Of Crown Quay Lane	The industrial estates nearby are in process of redevelopment into residential neighbourhoods. This estate could be similarly redeveloped as a part of a larger masterplan including nearby sites owned by Swale	• Potential for development of new homes to the north of the open land. Development potential for: ° 3-4 storeys, flat block typology ° Circa 30 homes	1.18	N	Likely hertiage impacts matters beyond Grade II listed building immediately to the south North east finger of site boundary in LGS

Appendix II: Sift of Densification Study Amber / Green sites for HELAA

Site	Address	Densification study comments	Homes potential (densification study)	site area (ha)	HELAA (Y/N)	Unsuitable justification
140	Streetscapes spreaded across Murston Road, Wheatcroft Close, Frenshman Close, Elm Grove and Woodberry Drive	Small possibility for infill at the corner of flats on Frensham Close with potential for public realm improvement of the rest of the estate	Infill development potential on the northeast of the site for: ° Non-traditional house/maisonette ° Circa 1 home	0.76	N	Developable area below HELAA threshold
146	Alley and overgrown sports pitch behind houses on Elm Grove	Possible infill development if another pedestrian access to the site is secured.	Mixture of traditional detached and semidetached houses ° Circa 4 to 5 homes	0.24	Y	Disused play area and agreed to be removed from Council stock Actively seeking to dispose of site
Roman						
63	Open green space behind residential homes on Chilton Avenue	With 80 & 87, there could be an opportunity for a terrace of homes to back onto Chilton Av properties and front towards improved green link between Millfield Rd and South Av.	Sites 63, 87 and 103 considered together ° Development potential in private garden densification. Potential for Mews house typology	0.17	N	Development as suggested would prove difficult through Plan making process due to likely multiple ownership constraints
87	Chilton Avenue / Open green space behind residential homes	With 63 & 103, there could be an opportunity for a terrace of homes to back onto Chilton Av properties and front towards improved green link between Millfield Rd and South Av.		0.70	N	
103	Corner of Chilton Av and South Av / Gateway to Open green space behind residential homes on Chilton Av	Should be considered for public space and access improvements, together with 63 and 87.		0.07	N	
107	Street scape stretching between Swanstree Avenue to Canterbury Road with pockets of open grass.	Small possibility for intensification on Swanstree Avenue; infill potential to enclose the space at current residential setting.	Development potential for custom detached house. Potential for: ° Circa 1 home	4.63	N	Developable area below HELAA thresholds
113	Carpark next to rail track on Shortland Road	Potential to intensify, new continous terrace house into the current carpark space, with public realm improvement at the end of Shortlands Road could enhance the corner of St Michael's Road	Potential to intensify by removing some parking and introducing couple of houses to end the existing terrace • Development potential for traditional semidetached houses. Potential for: ° Circa 2 homes	0.14	N	Below HELAA threshold
121	Streetscape: Peregrine Drive, Harrier Drive, Osprey court, South Avenue & Fulston Place	With 159, possible for bungalow infill & potential for public realm improvement on existing green pockets	site 121 & 159 considered together • Development potential for bungalow houses: ° Circa 2 homes	1.18	N	Developable area below HELAA thresholds
159	Green pocket space along Pond Drive and The Finches	With 121, possible for bungalow infill & potential for public realm improvement on existing green pockets		0.54	N	Developable area below HELAA thresholds
166	Open green space on on Rectory Road	Most of the land is designated as open green space. However, there is possibility for low density development to rear of houses on Rectory Road and Nutfields cul-de-sac to close an urban block. Possible terrace to rear of houses on Temple Gardens, which would require offsetting Nutfields access road	Area A • Potential development for infill at the northeast portion of the site on Canterbury Road. Potential for traditional semi-detached house ° Circa 2 homes Area B • Potential for development on large green area behind residential homes on Rectory Road; completing the existing urban grain. Development potential for: ° Traditional semi-detached houses ° Circa 16 homes • Addition of active frontage and natural surveillance over the existing green • Possible to enhance public realm and play area ° Additional landscape enhancements to green space could be beneficial to the local area.	6.44	Y	N - Area A developable area below HELAA threshold Y - Area B not actively used due to sloping nature of recommended developable area
Homewood						

Appendix II: Sift of Densification Study Amber / Green sites for HELAA

Site	Address	Densification study comments	Homes potential (densification study)	site area (ha)	HELAA (Y/N)	Unsuitable justification
70	Small part of street & open green space on College Road	The open green space is a designated Local Green Spaces. Possibility for development - residential frontage onto the northern corner on College Road, Epps Road & Bassett Road.	• Development potential for traditional terraced or semi-detached houses. Potential for: ° Circa 3-4 home	0.49	N	Developable area below HELAA threshold Within a LGS
168	Streetscape stretching between King Arthur Court to Kent Avenue. Open green pockets on Manor Grove, Homewood Avenue and Kent Avenue	Green pocket at Manor Grover and the green strip at Homewood Avenue; a designated Local Green Spaces. Possible for infill on Ufton Lane/Homewood Avenue	• Development potential for new homes at the end of Homewood Avenue. Potential for bungalow or Mews house typology ° Circa 4-5 homes	4.35	N	Developable area below HELAA threshold Within a LGS
Chalkwell						
All sited with TC masterplan area						

Planning and Transportation Policy Working Group	
Meeting Date	12 th March 2026
Report Title	Local Green Space Assessments 2026
EMT Lead	Emma Wiggins – Director of Regeneration & Neighbourhoods
Head of Service	Joanne Johnson – Head of Place
Lead Officer	Christopher Mansfield – Planning Officer (Policy)
Classification	Open
Recommendations	That the Local Green Spaces Evidence Base Report is noted.

1 Purpose of Report and Executive Summary

- 1.1 Whilst the Local Plan is emerging, there is an opportunity to designate new Local Green Spaces (LGS) in addition to those designated within Bearing Fruits Local Plan. This is in line with paragraph 106 of the National Planning Policy Framework (NPPF) which provides the guidance for designation of land as local green spaces through Local Plans.
- 1.2 The purpose of this report is to present the updated assessment of Local Green Spaces for noting and inclusion as part of the evidence supporting the emerging Local Plan.
- 1.3 The Regulation 18 version of the Local Plan which was recently consulted upon includes draft Policy INF4 Local Green Spaces which sets out the Local Plan's approach to Local Green Spaces. Upon adoption, the Local Plan will rely on the Local Green Space assessment document which will contain the list of designated Local Green Spaces sites.
- 1.4 After the assessments this will be put forward and consulted on through the Regulation 19 process.
- 1.5 The NPPF guidelines are that the approach to Local Green Spaces should be consistent with national policy for Green Belt land

2 Background, Context and Proposals

- 2.1 The designation of land as Local Green Space allows communities to identify and protect green areas of particular importance to them. The NPPF at the time of the call for sites referenced in section 2.3 set out the main criteria for such spaces as:
 - In reasonable close proximity to the community it serves;

- Demonstrably special to a local community and hold particular local significance; and
 - Local in character and not an extensive tract of land.
- 2.2 There has been a slight modification of the criteria in the latest version of the NPPF 2024 (paragraph 107) with bullet point two now more specific and including the sentence '*for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife*'.
- 2.3 A call for sites was carried out in 2020 and new sites were assessed based on the criteria set out in the NPPF. The sites and assessments were presented to the now decommissioned Local Plan Panel where they were noted and delegation was given to the Head of Planning Services in consultation with the member and deputy cabinet member for Planning to agree proposed Local Green Spaces for inclusion in the then draft Local Plan. This recommendation was later agreed at Cabinet. The work on Local Green Spaces was put on hold due to changes to the Local Plan timetable in 2021. Since then, there has been changes to the NPPF and sites, existing and newly submitted, were assessed in 2025 against paragraph 107 of the new NPPF 2024. As part of the plan making process and in preparation for the Council's Regulation 19 consultation in the summer, this work has been brought to members now.
- 2.4 There are 112 Local Green Spaces designated in Local Plan Bearing Fruits, these were going to be carried forward through the new local plan if they continued to meet the criteria to be designated as Local Green Spaces. As part of preparations for the Swale Local Plan Review, a Local Green Space Call for Sites was undertaken in August/September 2020 where 158 sites were put forward. 32 of these were already existing Local Green Spaces and three were later withdrawn leaving 123 sites to move forward to be assessed.
- 2.5 Of the remaining 123 sites, 29 have been considered to meet all the criteria and are proposed for Local Green Space designation. 94 sites were considered not to meet all the criteria and therefore are not proposed for Local Green Space designation (Appendices I and II).
- 2.6 All the 112 existing Local Green Spaces were reassessed, and one was proposed for de-designation (Appendix III).

3 Recommendations

- 3.1 It is recommended that the Local Green Spaces Evidence Base Report is noted.

4 Alternative Options Considered and Rejected

- 4.1 The alternative option is that the Local Green Space Assessments is not noted by members. However, this is not recommended as the sites submitted need to be

assessed and progressed through the Local Plan process and this represents an appropriate opportunity to acknowledge cherished local areas.

5 Consultation Undertaken or Proposed

- 5.1 These sites will be part of the Regulation 19 Local Plan Consultation where there will be an opportunity for all stakeholders to comment on them.

6 Implications

Issue	Implications
Corporate Plan	The Local Plan aligns with priorities: - Community - To enable our residents to live, work and enjoy their leisure time safely in our borough and to support community resilience. - Environment - To provide a cleaner, healthier, more sustainable and enjoyable environment, and to prepare our borough for the challenges ahead.
Financial, Resource and Property	The Local Plan work programme is fully funded across a combination of base budget, committed reserves and a contribution from the government's Local Plans Delivery Fund.
Legal, Statutory and Procurement	Preparation of a Local Plan is carried out under a national legislative and regulatory framework.
Crime and Disorder	There are no direct crime and disorder impacts arising from this decision.
Environment and Climate/Ecological Emergency	As part of the Local Plan, there will be a sustainability appraisal and Habitats Regulation Assessment at each key stage in decision making and these assess the environmental impact of the Local Plan as a whole.
Health and Wellbeing	The Local Green Spaces help promote health and wellbeing.
Safeguarding of Children, Young People and Vulnerable Adults	No implications identified at this stage.
Risk Management and Health and Safety	No implications identified at this stage.
Equality and Diversity	No implications identified at this stage.

Privacy and Data Protection	No implications identified at this stage.
Local Government Reorganisation	The current Local Plan timetable expects the Local Plan to be submitted for its Examination in Public and to be adopted before local government reorganisation is expected to be complete.

7 Appendices

7.1 The following documents are to be published with this report and form part of the report:

- Appendix I: Local Green Space Evidence Base Report
- Appendix II: Local Green Space Assessment
- Appendix III: Local Green Space De-designation Assessment

8 Background Papers

[\(Public Pack\)Agenda Document for Local Plan Panel, 29/10/2020 19:00](#) and [Minutes](#) from Extraordinary, Local Plan Panel - Thursday, 29 October 2020 7.00 pm.

Swale Borough Council Local Green Spaces

**Final Report
February 2025**



1. Background and national policy context

- 1.1 As per paragraph 106 of the National Planning Policy Framework (NPPF), “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.”. These should only be designated when a plan is prepared or updated.
- 1.2 The Council is currently undertaking a Local Plan Review and as such, has had the opportunity to identify potential new Local Green Space designations, as well re-consider existing ones. Paragraphs 106-107 of the NPPF, and the supporting Planning Practice Guidance, set out the criteria that need to be met for land to be designated. The land needs to be:
- in reasonably close proximity to the community it serves;
 - demonstrably special to a local community and hold a particular significance, for example because of its beauty, historic significance, recreational value (including as a playing field) tranquillity or richness of wildlife; and
 - local in character and not an extensive tract of land.
- 1.3 Furthermore, designating land as Local Green Spaces should be consistent with the local planning of sustainable development and capable of enduring beyond the end of the plan period. In particular, local plans must identify sufficient land in suitable locations to meet identified development needs, and Local Green Space designation should not be used in a way that undermines the aim of sustainable plan making.
- 1.4 For land that is designated as a Local Green Space, paragraph 108 of the NPPF sets out that policies for managing development within it should be consistent with those for Green Belts.

2. Local policy context

- 2.1 Following consultation on the Local Plan timetable in mid-2025, the plan making process was delayed due to the Highsted Decision being delayed also. The Regulation 18 version of the plan has now been consulted on between January and February 2026 with a reduced scope of vision, objectives and Development Management policies. The Regulation 19 version of the plan will be consulted on between July and September 2026. The Reg 18 version of the Local Plan, which was recently consulted upon, includes Policy INF4 Local Green Spaces which sets out the Local Plans approach to Local Green Spaces.

3. Methodology

Existing sites

- 3.1 There are 112 existing Local Green Space designations. A desktop review of these has been carried out to ascertain whether they continue to meet the criteria or not, and therefore whether their designations should be retained or not.

New sites

- 3.2 A call for sites to be considered for new Local Green Space designation was carried out in August/September 2020 and 158 sites were put forward, mainly by members of the public and Parish and Town Councils. Of these, 32 sites have existing Local Green Space designation, and 3 sites were later withdrawn by the submitter. All new sites that are not existing designations, or were not withdrawn, have been assessed against the criteria set out in paragraphs 1.2 and 1.3.

4. Conclusion and next steps

- 4.1 Of the 112 existing Local Green Space designations, it has been concluded that 111 sites continue to meet all the criteria, and they are proposed to be retained as such. It has also been concluded that 1 site is proposed to be de-designated.
- 4.2 Of the 158 sites submitted through the call for sites, 29 have been considered to meet all the criteria, and they are proposed for Local Green Space designation. In some cases, sites overlap each other. Where this has happened, and all have been proposed for designation, the larger area will be taken for eventual designation.
- 4.3 A further 94 sites have been considered not to meet all the criteria, and they are therefore not proposed for Local Green Space designation. Of the remainder, 32 sites are existing Local Green Space designations (dealt with at paragraph 4.1) and 3 were withdrawn.
- 4.4 An index showing the summary of the outcomes, by settlement, can be found at section 5. The full site assessments for the submitted sites can be found in Appendix II using the references shown in the index. The full site assessment for the existing site proposed for de-designation can be found in Appendix III.
- 4.5 As there is no proposed change in the status of the sites to be retained, the landowners of those will not be directly consulted again (as they were during the preparation of the adopted Local Plan). The landowners of the site proposed to be de-designated, and the new sites proposed to be designated, will be consulted alongside the Council's Regulation 19 consultation. Any representations received will be submitted with the Council's submission to the Secretary of State for examination.

5. Index of outcomes, by settlement

Bapchild

Reference	Site Name	Designate?
LGS/137	Land at Bapchild	No

Bobbing

Reference	Site Name	Designate?
LGS/020	Bobbing village sign	No
LGS/065	Rooks View, Keycol Hill	No

Borden

Reference	Site Name	Designate?
LGS/143	Land East of Borden Nature Reserve	No

Boughton-under-Blean

Reference	Site Name	Designate?
LGS/038	Land fronting Canterbury Road	No
LGS/039	Land at junction of Stoney Road and Dawes Road	No
LGS/040	Land rear of Berkeley Close	No
LGS/041	Land west of Weatherall Close	No
LGS/042	Land east of Weatherall Close	No
LGS/145	Land at The Charltons	No
LGS/146	Land off Bull Lane	Yes
LGS/147	Land at junction of The Street/Colonels Lane	No
LGS/148	Land on corner of Colonels Lane	No
LGS/149	Land on junction of Colonels Lane/Field End Place	No
LGS/150	Land at The Ridgeway	No
LGS/151	Land at Colonels Lane (opposite Swedish Court)	No
LGS/152	Land at Colonels Lane (adjacent no. 77)	No
LGS/153	Land at Burnt Oast Road	No
LGS/154	Land at St Pauls Road	No
LGS/155	Land rear of Horselees Road	No
LGS/156	Land at South Street	No
LGS/157	Land at Brickfield Lane	Yes
LGS/158	Land at junction of Canterbury Road with Stockers Hill	No

Bredgar

Reference	Site Name	Designate?
LGS/141	Bredgar Recreation Ground	Yes

Conyer

Reference	Site Name	Designate?
LGS/121	The former Conyer Brickworks	No

Dargate

Reference	Site Name	Designate?
LGS/045	Red Road	No

Dunkirk

Reference	Site Name	Designate?
LGS/036	Land off Courtenay Road	No
LGS/037	Land at Manson Wood	No
LGS/046	Land at junction of Canterbury Road and Boughton Bypass	No

Eastchurch

Reference	Site Name	Designate?
LGS/095	Shurland meadow and cricket ground	Existing - retained
LGS/096	Dickson's field	Existing - retained
LGS/097	Anne Boleyn play area	Existing - retained
LGS/098	Bunny Bank field	Existing - retained
LGS/099	Land at Rowetts Way	Existing - retained
LGS/100	Bright's Wood	Existing - retained
LGS/101	Range Road field	Existing - retained
LGS/102	Shurland Dale holiday park frontage	No
LGS/103	Kingsborough Manor Community Woodland	Existing - retained

Eastling

Reference	Site Name	Designate?
LGS/061	Field between the Carpenter's Arms and St Mary's Church, The Street	No

Faversham

Reference	Site Name	Designate?
Dedes01	Faversham Cricket Ground	Existing - de-designated
LGS/001	Faversham Recreation Ground	Yes
LGS/002	Abbeyfields	No
LGS/003	Abbeyfields north of Gordon Square	No
LGS/004	Area alongside the Queen Elizabeth's Grammar School playing field	Yes

Reference	Site Name	Designate?
LGS/005	The Cooksditch (1)	No
LGS/006	The Cooksditch (2)	No
LGS/007	Cooksditch (3)	No
LGS/008	Clapgate Springs	Yes
LGS/009	The Queen Elizabeth's Grammar School playing field	No
LGS/010	The Cooksditch (4)	Yes
LGS/011	The Town Green	Existing - retained
LGS/012	Millfield allotments behind Cheney Road	Existing - retained
LGS/013	Millfield playing field and play area	Existing - retained
LGS/014	Playing field and play area at the Windermere estate	Yes
LGS/015	Land adjacent to New Creek Road	Yes
LGS/016	Thorne Creek	No
LGS/017	Land at meeting of Clapgate and School Farm streams	No
LGS/035	School Farm Springs	No
LGS/048	Allotments between Broomfield Road and Larksfield Road	Existing - retained
LGS/049	Green spaces at Front Brents/Upper Brents	Existing - retained
LGS/050	Green space at north end of Brent Road/Bridge Road	Existing - retained
LGS/051	Playing area and pitch at junction of Bysing Wood Road and Sherwood Drive	Yes
LGS/052	Play area at corner of Springhead Road and Brook Road	Existing - retained
LGS/053	Playing field, including play area, enclosed by Barnfield Road and Reedland Crescent	Existing - retained
LGS/071	Bysing Wood	No
LGS/072	Crab Island, Front Brents	Yes
LGS/073	Meadow Gap to the SSSI	No
LGS/074	Faversham Creek to the SSSI	No
LGS/075	Land at Front Brents	Existing - retained
LGS/076	Fields from Upper Brents towards Faversham Creek	Yes
LGS/078	Footpath parallel to Brent Road	Yes
LGS/104	Pumping station, The Knole	No
LGS/105	Land at Flood Lane	Existing - retained
LGS/106	Footpath to The Westbrook stream, Beech Close	No
LGS/107	Willow Tree green, Stonebridge Way (opposite Chart Close)	No
LGS/108	The green on Stonebridge Way (adjacent Finlay Close)	No
LGS/109	Woodland at Wildish Road	Yes
LGS/110	Sub-station/community orchard at The Knole	No
LGS/111	The Stonebridge Ponds between Curtis Way, Davington Hill, Brent Hill and Flood Lane	Existing - retained
LGS/112	The cricket ground at Greenway/Alexander Drive	Existing - retained

Reference	Site Name	Designate?
LGS/113	Play area at Lower Road	Existing - retained
LGS/114	Playing field at the end of Whiting Crescent	Existing - retained
LGS/115	Ball court, green walkways and open spaces within the Moat estate	No
LGS/116	Willow beds surrounded by The Knole and Hazebrouck Road together with walkways along the stream	Existing - retained
LGS/120	Bysing Wood	No
LGS/125	Land between the recreation ground, Jubilee Way, Bromley Avenue and the Windermere estate	Yes
LGS/127	Preston Nursery	No
LGS/128	The Abbey School playing field (1)	No
LGS/129	Abbey School playing field (2)	No
LGS/130	Field adjacent Brogdale Road	No
LGS/131	Open space surrounding Finch Close	Existing - retained
LGS/132	King George V Recreation Ground	Existing - retained
LGS/133	Play area off Wallers Road and rear of Lion Field	Yes
LGS/134	Playing area and field at Lower Road/Bensted Grove	Yes
LGS/135	Allotments at St Nicholas Road	Yes

Graveney

Reference	Site Name	Designate?
LGS/029	Land adjacent to Langdon Court Cottages, Head Hill Road	No
LGS/030	Land adjacent to Four Horseshoes Park, Head Hill Road	No
LGS/031	Village hall playing field, Sandbanks Lane	No
LGS/032	Land opposite Graveney Primary School, Seasalter Road	No
LGS/033	Land opposite Murston Place, Seasalter Road	No
LGS/034	Land adjacent to Odin's path between All Saint's Church, Seasalter Road and Sparrow Court, Broom Street	No

Hartlip

Reference	Site Name	Designate?
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LGS/062	Underlynch, between Hollow Lane and Lower Hartlip Road	No
LGS/064	War memorial and garden, The street	No
LGS/066	Field backing onto The Street	No
LGS/067	The Village Pond/The Old Wheel Wash, The Street	No

Iwade

Reference	Site Name	Designate?
LGS/018	Land at Iwade	No
LGS/019	Land at Sheppey Way	No
LGS/021	Play area at Woodpecker Drive and Iwade Nature Park	Yes
LGS/022	Land to the rear of The Woolpack Inn	No
LGS/023	Land at Dunlin Walk and rear of Iwade School	No
LGS/025	Evergreen Close	No

Lower Halstow

Reference	Site Name	Designate?
LGS/024	Callum Hill and the surrounding area	No

Lynsted

Reference	Site Name	Designate?
LGS/117	The Gallops	No
LGS/118	Toll Wood	No
LGS/119	Dadman's Shaw	No
LGS/122	Land South of London Road, including the Coffin Pathway	No

Minster-on-Sea

Reference	Site Name	Designate?
LGS/068	The Glen	Existing - retained
LGS/070	Land at Windy Gap, north of Chequers Road	Existing - retained
LGS/093	Plover Road play area	No
LGS/094	The Old Orchard, Parsonage Chase	No

Newington

Reference	Site Name	Designate?
LGS/063	Recreation ground, Orchard Drive	Existing - retained

Oare

Reference	Site Name	Designate?
LGS/077	Fields on either side of Ham Road	No

Ospringe

Reference	Site Name	Designate?
LGS/054	Area surrounding St Peter and St Paul's Church, Water Lane	No
LGS/055	Triangular green fronting St Peter & St Paul's Church, Water Lane	No
LGS/056	Ospringe allotments	Yes
LGS/057	Field at Water Lane	No
LGS/059	Echo Field	No
LGS/060	Land between the M2, Water Lane and Vicarage Lane	No
LGS/126	Former chalk pit at Vicarage Lane	No
LGS/136	Green Gap	Yes

Painter's Forstal

Reference	Site Name	Designate?
LGS/058	Lorenden Park	No

Rodmersham

Reference	Site Name	Designate?
LGS/140	Land west of Farm Cottages	No

Selling

Reference	Site Name	Designate?
LGS/043	Play area next to Selling School	Withdrawn
LGS/044	The cricket ground and pond	Withdrawn
LGS/047	The cricket pitch	Withdrawn

Sheerness

Reference	Site Name	Designate?
LGS/069	Land within Barton's Point Coastal Park	No
LGS/079	Playing area and field adjacent to Vincent Gardens	No
LGS/080	Beachfields Park	No
LGS/081	Festival Playing Field, New Road	Yes
LGS/082	Green adjacent to Estuary Road and Fleet Road	Yes
LGS/083	Seager Road Sports Field	Existing - retained
LGS/084	The Fleet	Yes
LGS/085	Green space, west of Tesco	No
LGS/086	Land adjacent to Millennium Way, south of Rides Windmill	No
LGS/087	Allotments, Medway Road	Yes
LGS/088	The Paddock adjacent to Garrison Road	No

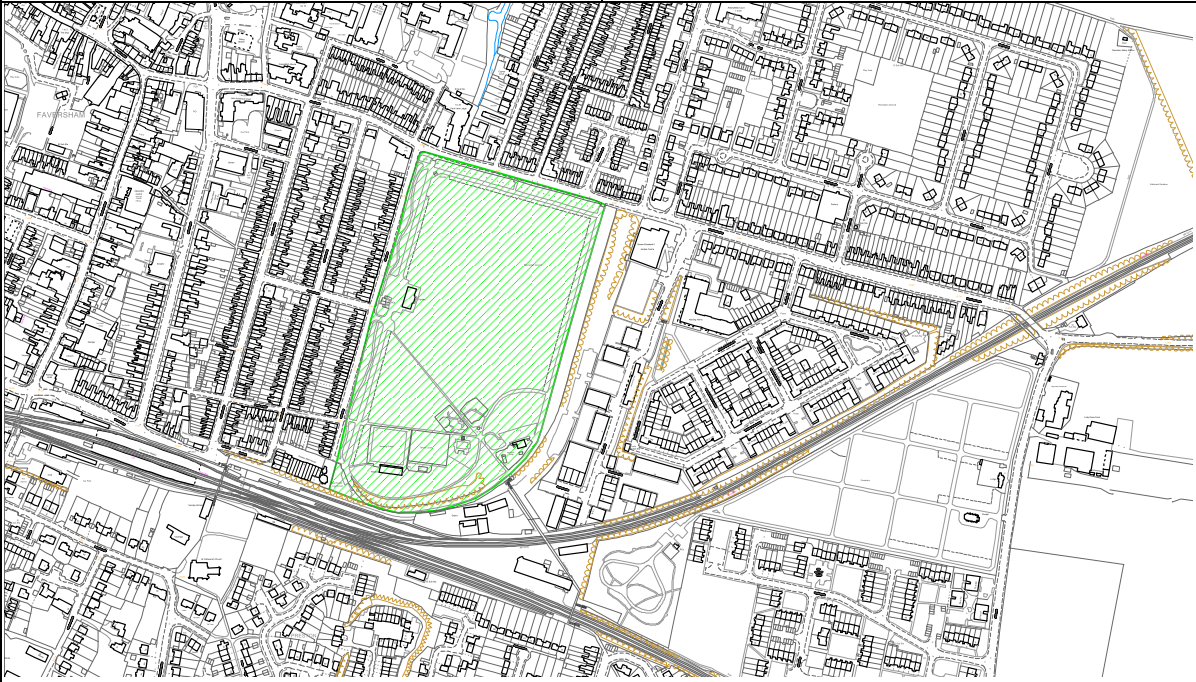
Reference	Site Name	Designate?
LGS/089	Allotments, Nursery Close	Yes
LGS/090	Sports field, Co-op Sports and Social Club	Yes
LGS/091	Queenborough Lines	No
LGS/092	Land at Bridge Road	No

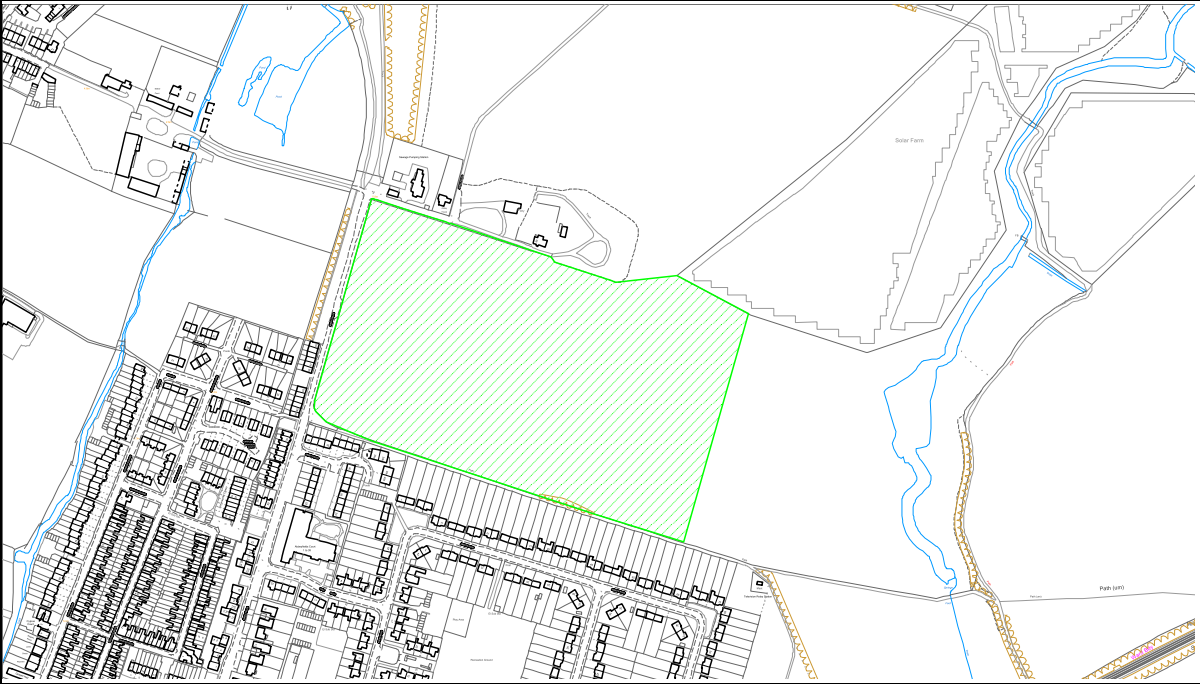
Sittingbourne

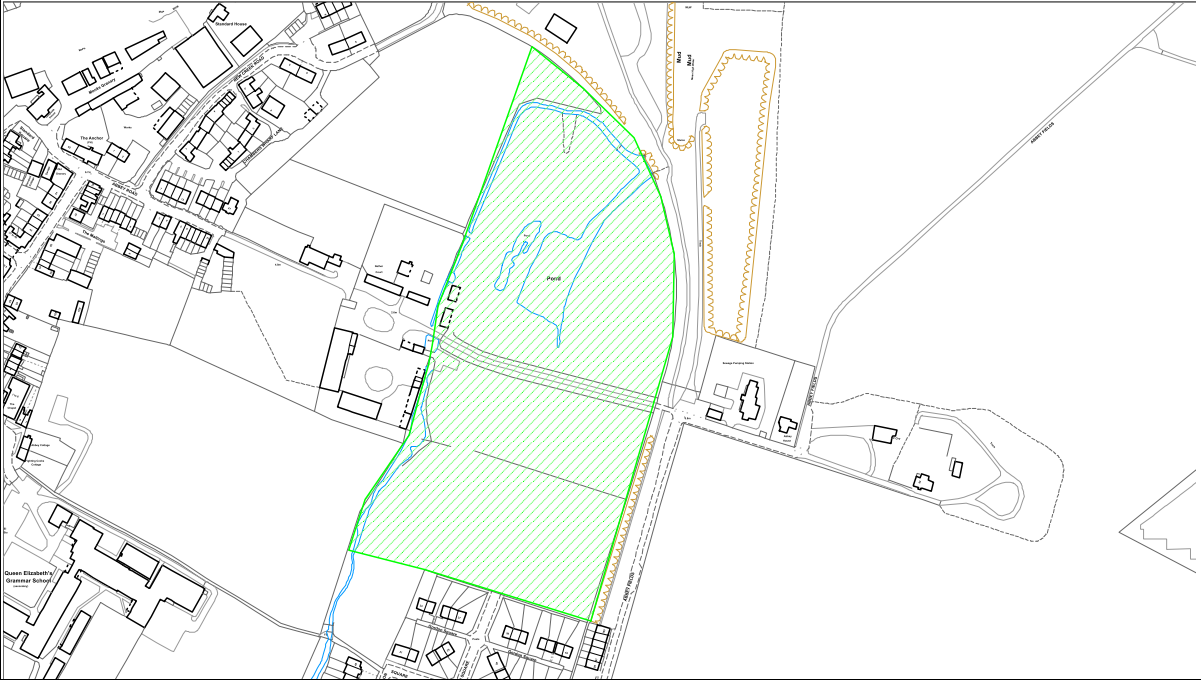
Reference	Site Name	Designate?
LGS/026	Grove park	Existing - retained
LGS/027	Sports ground, Grove Park Primary School	No
LGS/028	Maylam Gardens	No
LGS/123	Moonstone Square, The Meads	No
LGS/124	The Meads Community Woodland, The Meads	Yes
LGS/142	UK Paper Leisure Ground	Existing - retained
LGS/144	Land between the A2 and Grove Park Avenue	No

Tunstall

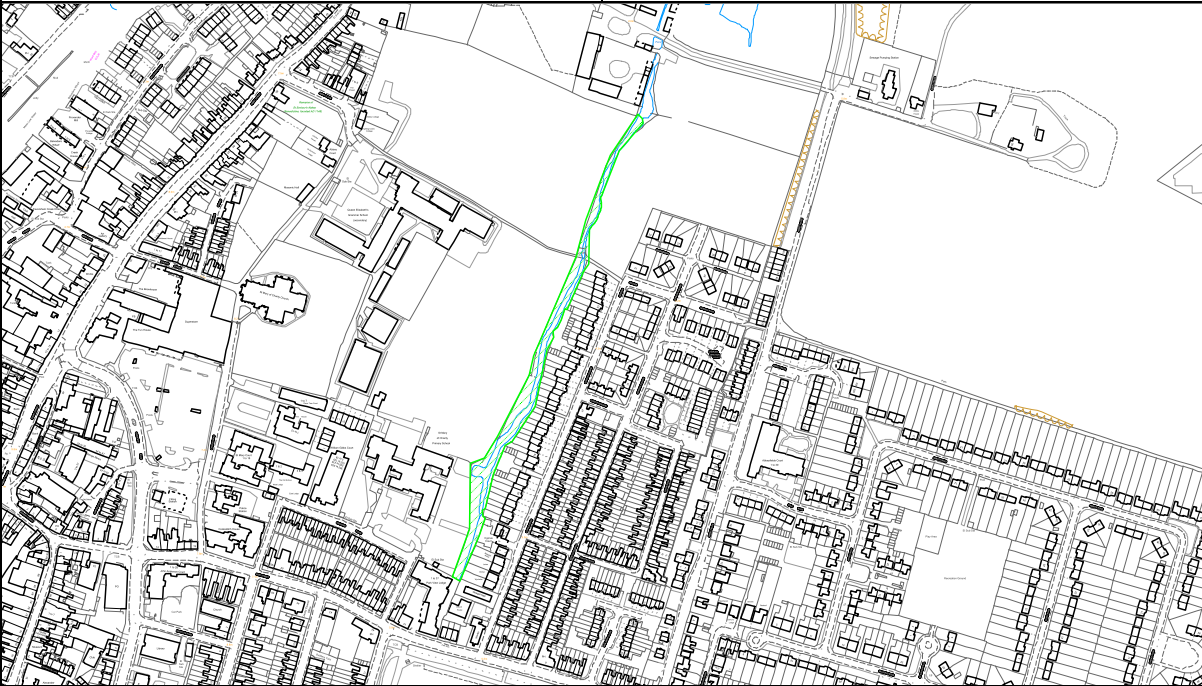
Reference	Site Name	Designate?
LGS/138	The old school field	Existing - retained
LGS/139	Field behind The Vicarage	Yes

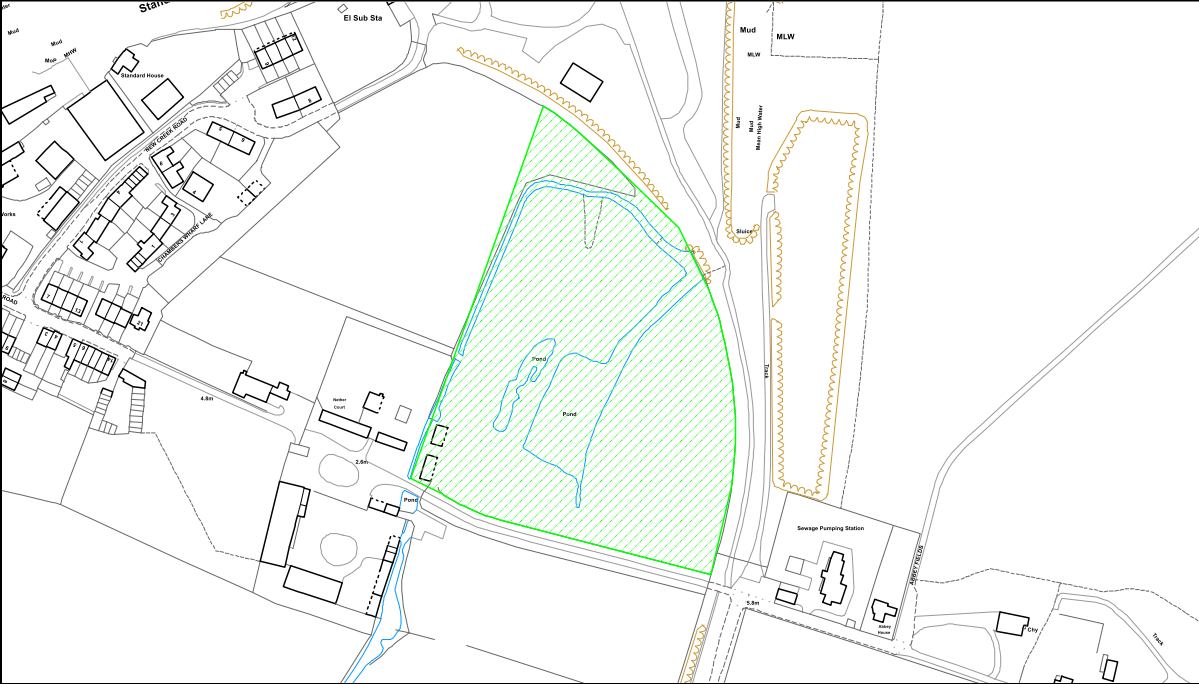
Site reference	LGS/001
Site name and settlement	Faversham Recreation Ground, Faversham
Site area (ha)	8.4
	
Is the green space:	
• In reasonably close proximity to the community it serves?	Yes – within Faversham town.
• Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	Yes – the land forms one of the town's main, formal recreation grounds and it holds significant recreational value. It is also of historic significance, and its tree lined boundaries create a beautiful green oasis in the middle of an urban environment.
• Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	Yes

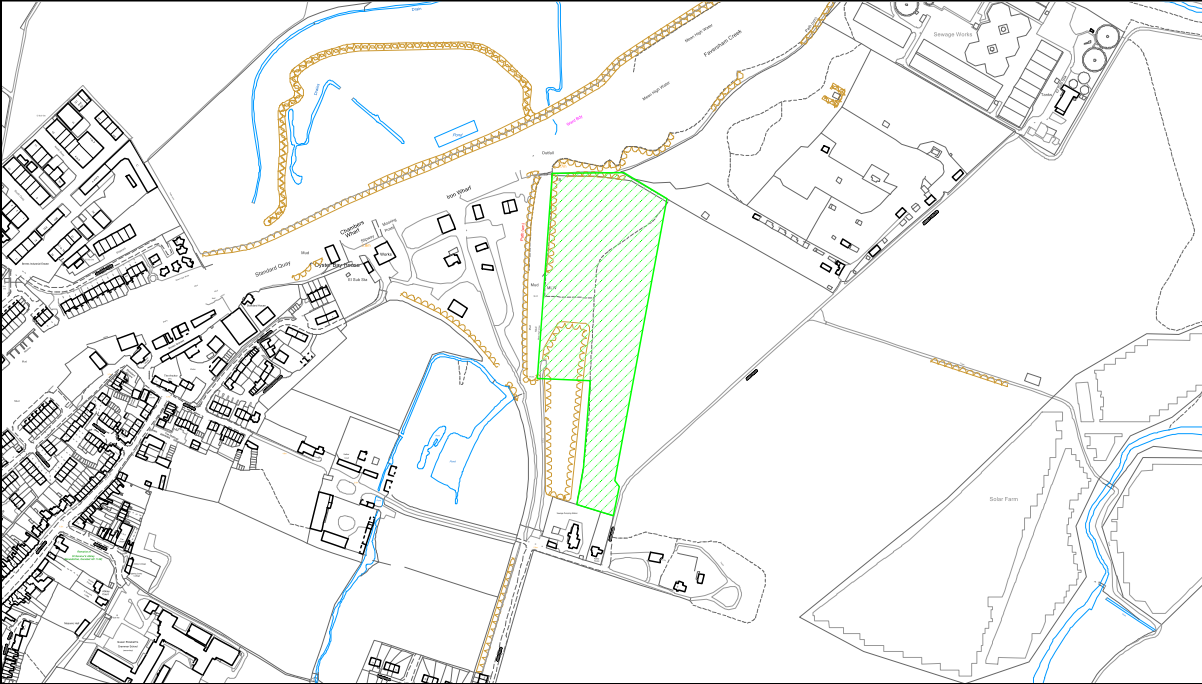
Site reference	LGS/002
Site name and settlement	Abbeyfields, Faversham
Site area (ha)	8.2
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – adjacent to the north eastern settlement boundary of Faversham town.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No – while the Public Right of Way alongside the site is well used by walkers, the land itself is in agricultural use and offers no demonstrable significance over and above that of other agricultural land in the area.
Local in character and not an extensive tract of land?	No – although this parcel of land is not extensive, it is quite generic to its surroundings and does not hold a sense of local intimacy.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	Potentially – the site is currently subject to planning application 20/500015/OUT.
Could designation endure beyond the end of the plan period?	Potentially not – the site is currently subject to planning application 20/500015/OUT.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	No – fails to meet all the criteria.

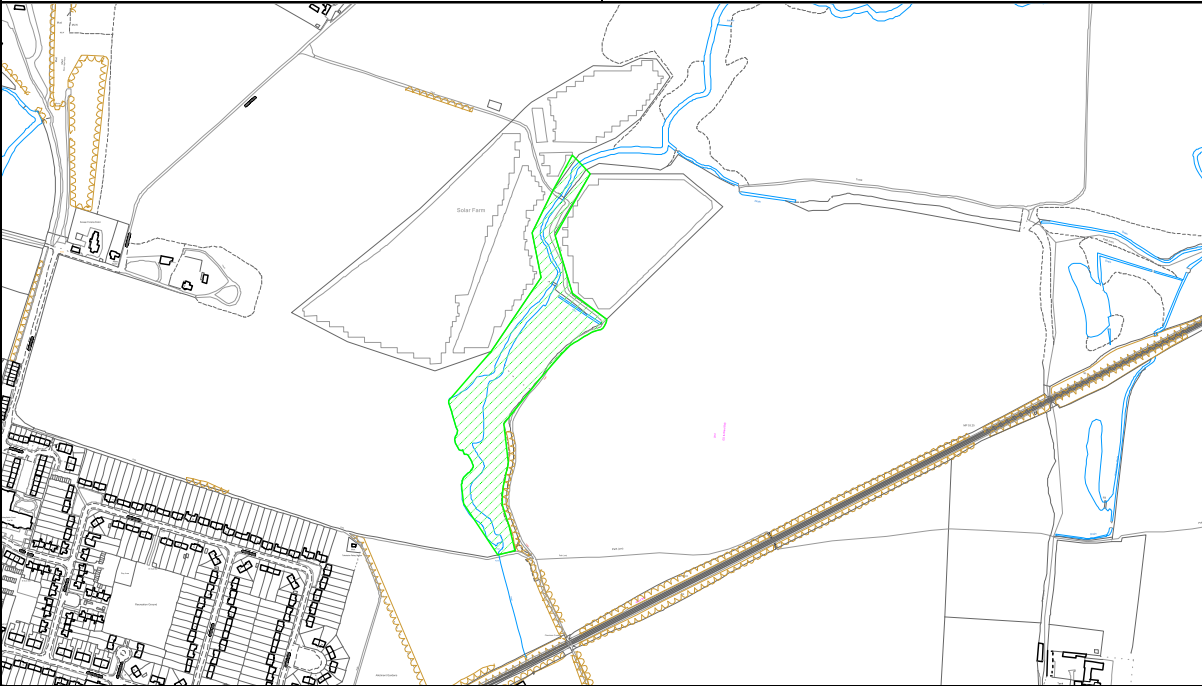
Site reference	LGS/003
Site name and settlement	Abbeyfields north of Gordon Square, Faversham
Site area (ha)	4.7
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – within walking distance of Faversham town.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No, – while this area may have some historical and biodiversity value relating to the evolution of Faversham and the water environment, it is not only inaccessible to the local community, but cannot even be viewed properly from any point, as it is surrounded by trees, hedges, fences and private land. Subsequently, it is difficult to justify that it is special or particularly significant to the local community.
Local in character and not an extensive tract of land?	No, site is over 5ha in size
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	No

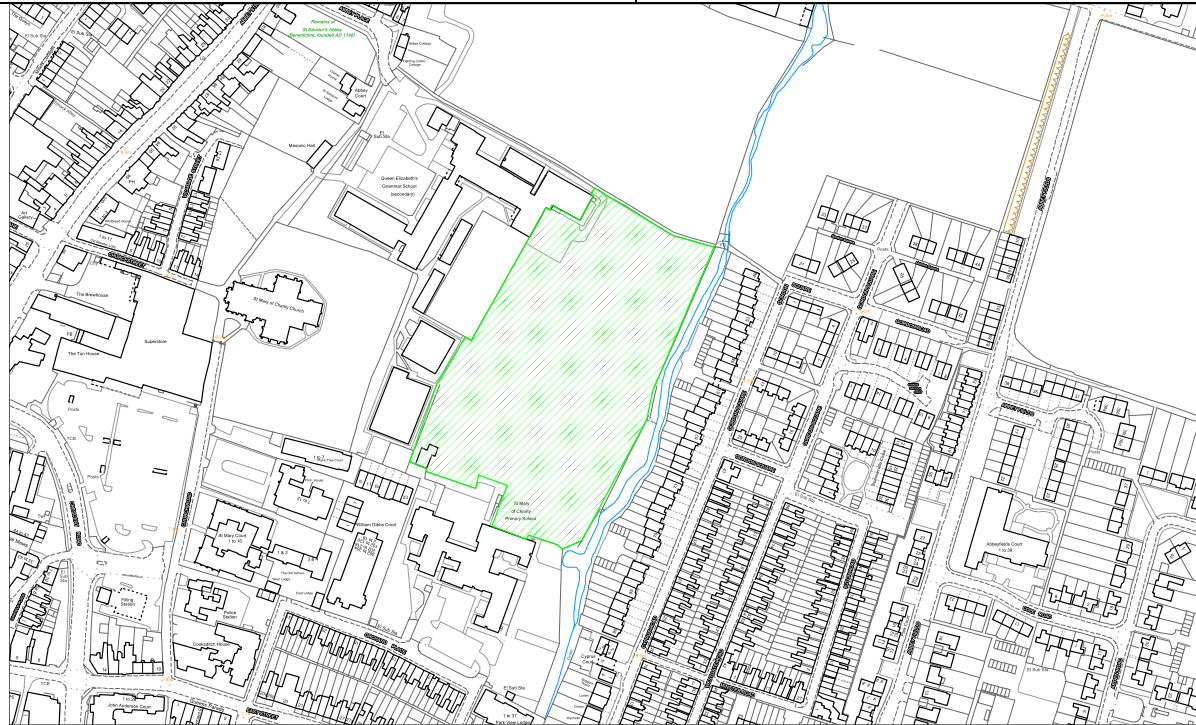
Site reference	LGS/004
Site name and settlement	Area alongside the Queen Elizabeth's Grammar School playing field, Faversham
Site area (ha)	2.8
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – within Faversham town.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	Yes – this land forms part of a scheduled monument which holds significant historic value to the town and its origins. This includes the remains of the medieval Royal Abbey, a first century AD Iron Age farmstead and the Faversham Roman villa. It is also well valued and utilised space, both for the local school, but also the wider public.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No – whilst school grounds would not normally be appropriate for LGS designation, this land has great historic value and is already somewhat protected.
Could designation endure beyond the end of the plan period?	Yes – as above.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	The land falls within a scheduled monument designation, but LGS designation would afford additional protection.
Designate as a Local Green Space?	Yes

Site reference	LGS/005
Site name and settlement	The Cooksditch (1), Faversham
Site area (ha)	0.5
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – within Faversham town.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No- while this watercourse may have some historical and biodiversity value relating to the evolution of Faversham and the water environment, it is not only inaccessible to the local community, with no footpath along it, but cannot even be viewed properly from any point, with only one public bridge crossing it via footpath, which offers partial views.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	No –

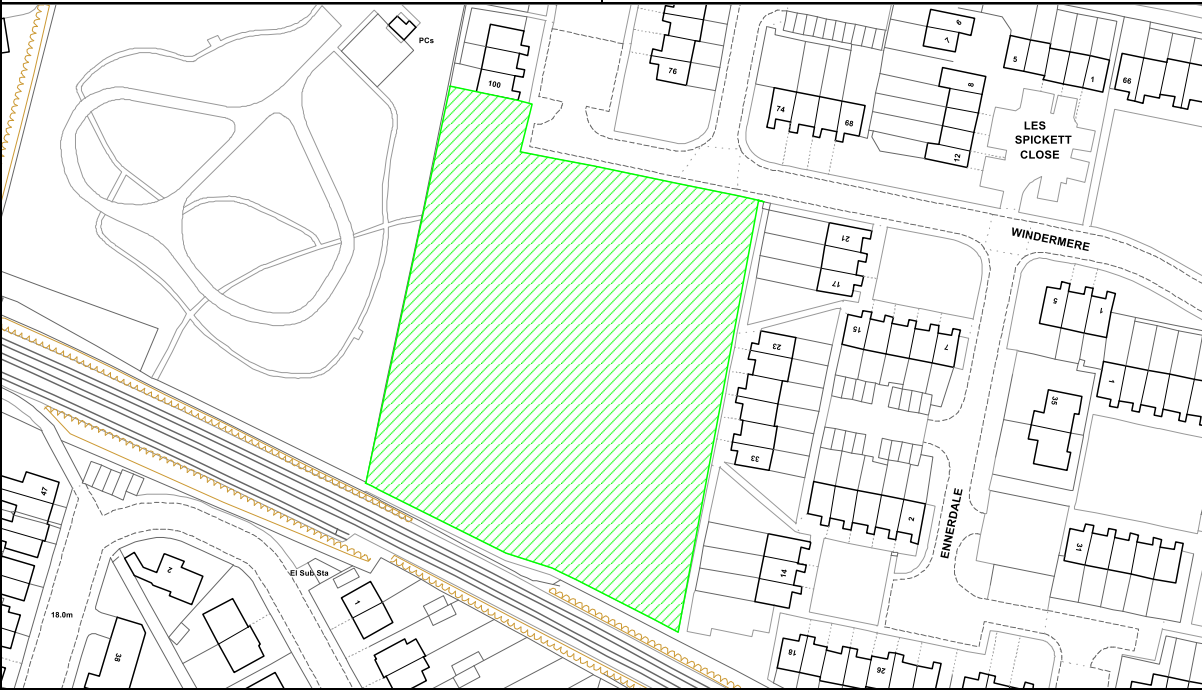
Site reference	LGS/006
Site name and settlement	The Cooksditch (2), Faversham
Site area (ha)	2.4
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – within walking distance of Faversham town.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No-this forms a smaller part of site LGS/003, so while this area may have some historical and biodiversity value relating to the evolution of Faversham and the water environment, it is not only inaccessible to the local community, but cannot be viewed properly from any point, as it is surrounded by trees, hedges, fences and private land.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	No

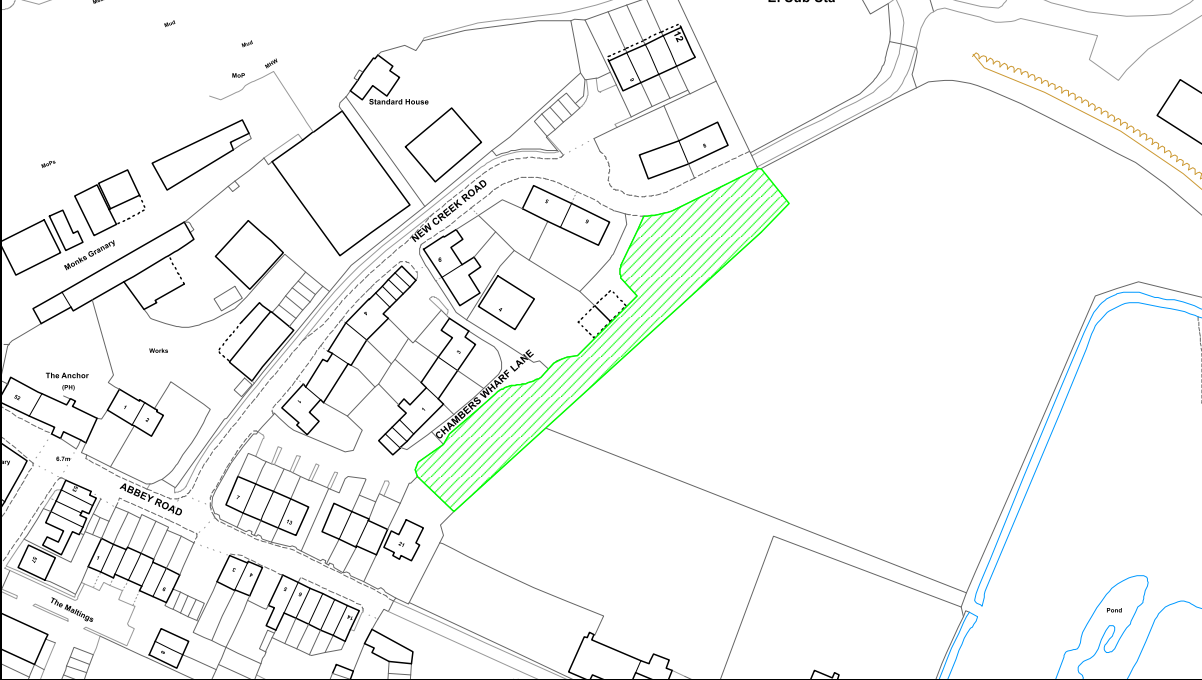
Site reference	LGS/007
Site name and settlement	The Cooksditch (3), Faversham
Site area (ha)	3.1
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – within walking distance of Faversham town.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No, while this area may have some historical and biodiversity value relating to the evolution of Faversham and the water environment, it is not only inaccessible to the local community, but cannot be viewed properly from any point, as there are no public footpaths and it is adjacent to other private land.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	The land falls within an area designated for its high landscape value and biodiversity, but LGS designation would afford additional protection.
Designate as a Local Green Space?	No- –

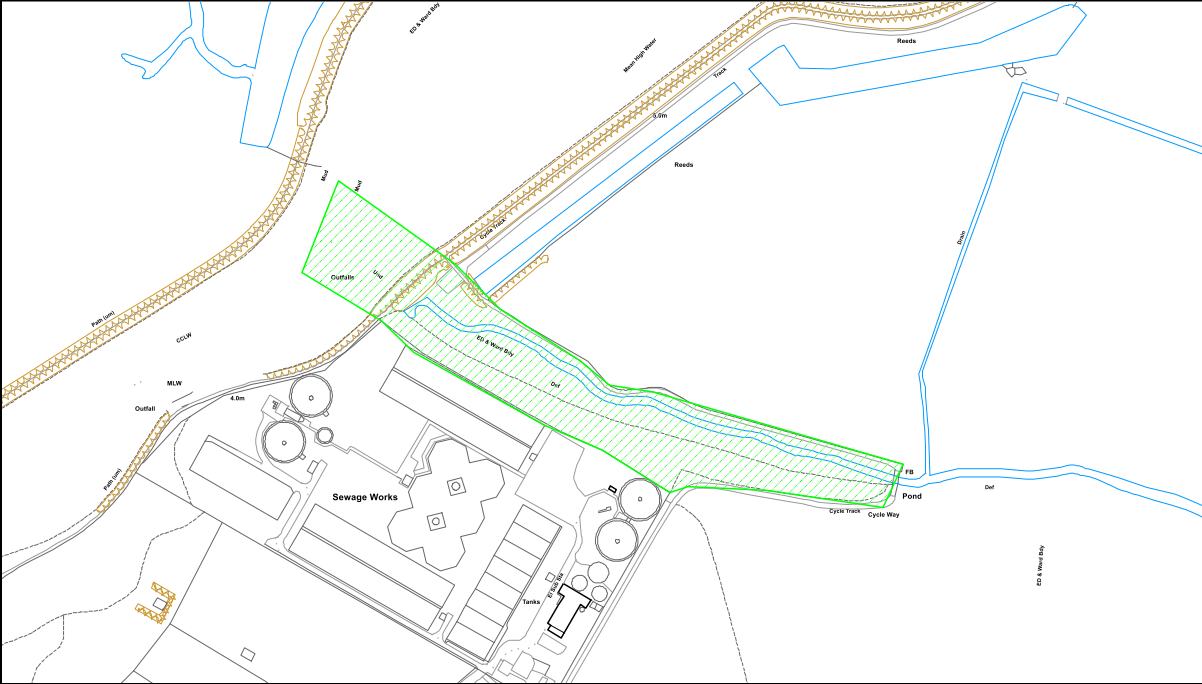
Site reference	LGS/008
Site name and settlement	Clapgate Springs, Faversham
Site area (ha)	2.8
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes- within walking distance of Faversham town.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	Yes – Clapgate Springs hold a historic significance to the town in their likely former use as fishponds by Faversham Abbey. Today, they form a site of tranquil beauty which has developed a richness of wildlife. Easily viewed from footpaths, this land also enhances the recreation value through the area and is well used by local residents.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	The land lies within a local designation for biodiversity, but LGS designation would afford additional protection.
Designate as a Local Green Space?	Yes

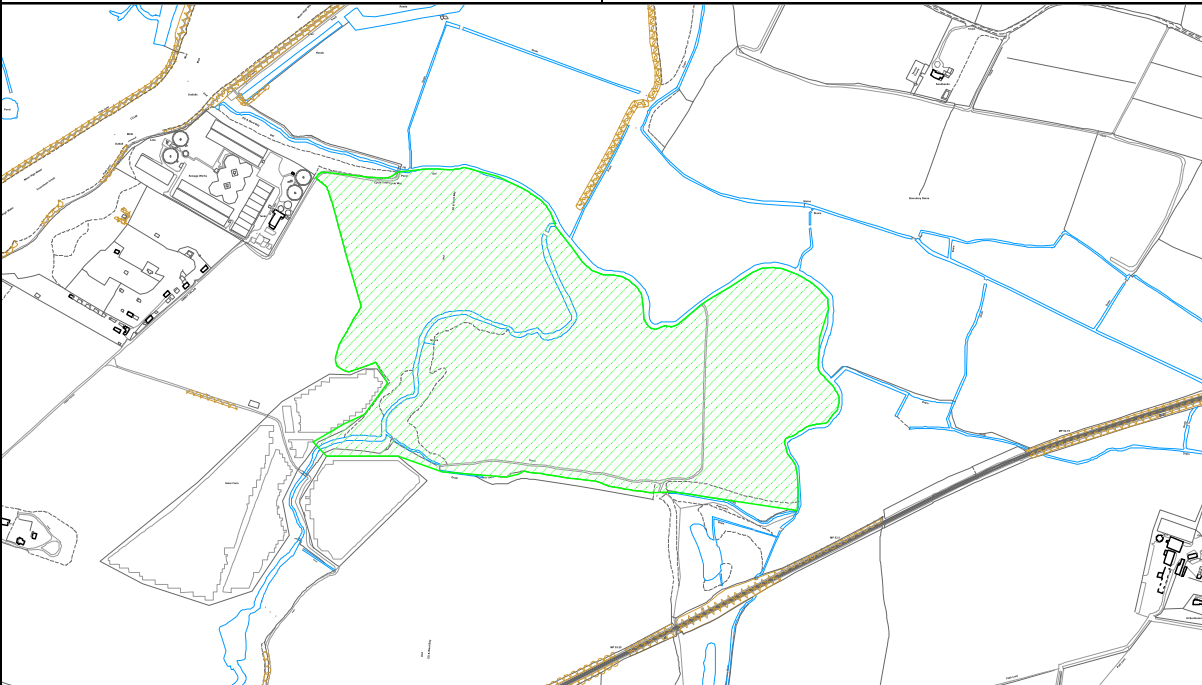
Site reference	LGS/009
Site name and settlement	The Queen Elizabeth's Grammar School playing field, Faversham
Site area (ha)	2.3
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – within Faversham town.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	Yes – this school playing field undoubtedly holds a particular recreational significance for the local community.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	Yes – local policy supports the ability of schools to expand or use their grounds as required for the benefit of the school. LGS designation could prevent this from happening.
Could designation endure beyond the end of the plan period?	Unknown – as above.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	No – fails to meet all the criteria.

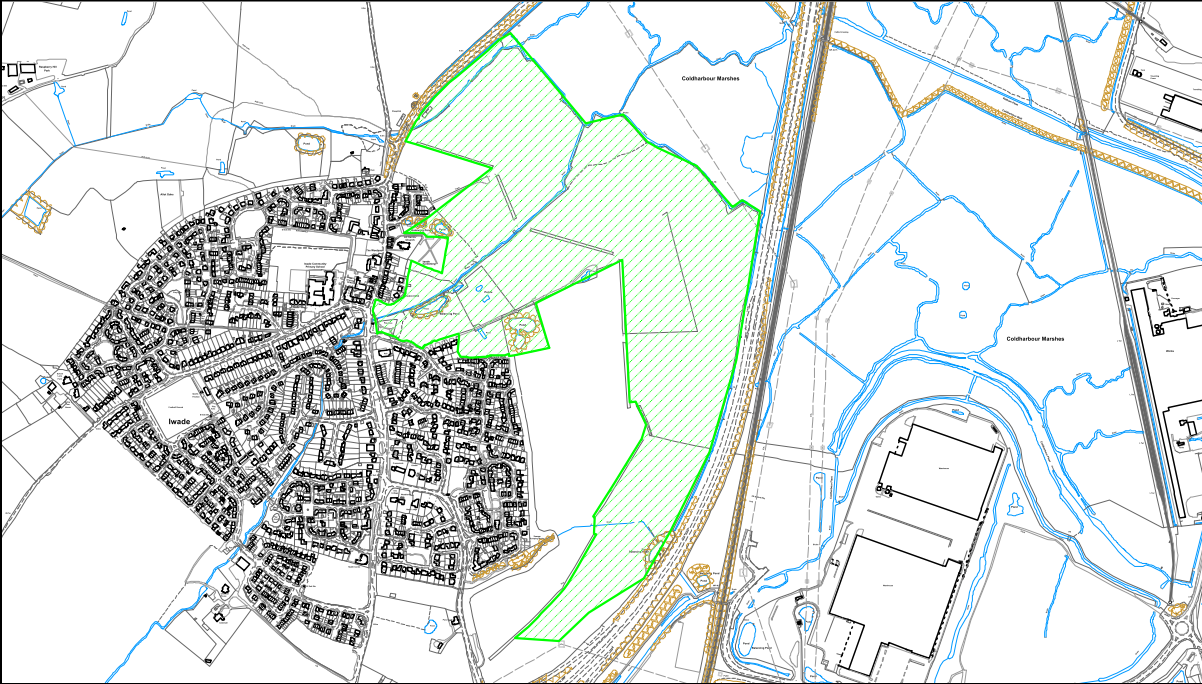
Site reference	LGS/010
Site name and settlement	The Cooksditch (4), Faversham
Site area (ha)	0.7
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – within Faversham town.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	Yes – this area forms part of a series of springs, streams and ditches in the area which hold a particular historic significance to the evolution of Faversham since medieval times. Today, flowing to Faversham Creek, it holds a richness of wildlife, and combined with other spaces, an area which transitions from the urban town to the marshes beyond.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	Yes

Site reference	LGS/014
Site name and settlement	Playing field and play area at the Windermere estate, Faversham
Site area (ha)	0.8
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – within Faversham town.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	Yes – this is a well used amenity space for the local area. It is the only green space close to the community north of the railway line.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	Yes

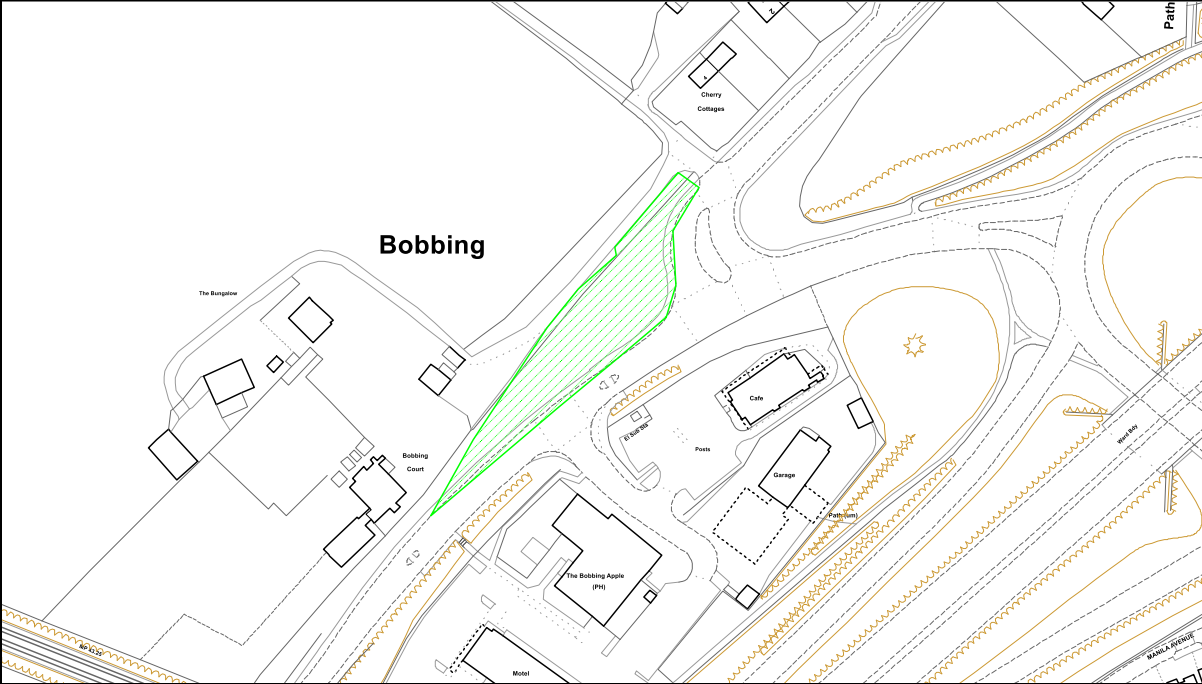
Site reference	LGS/015
Site name and settlement	Land adjacent to New Creek Road, Faversham
Site area (ha)	0.2
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – adjacent to dwellings in Faversham town.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	Yes – This strip of land is certainly an attractive piece of open space, that helps with the character of the area
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	Yes

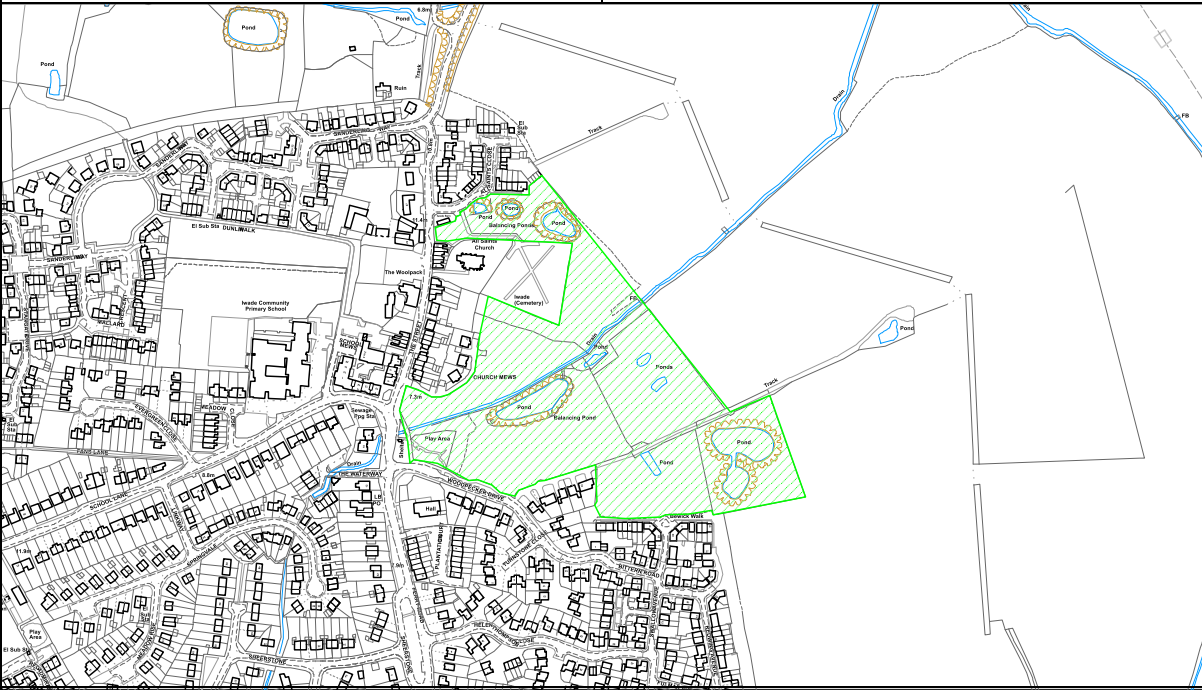
Site reference	LGS/016
Site name and settlement	Thorne Creek, Faversham
Site area (ha)	1.8
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – within walking distance of Faversham town.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No- while this area may have some historical and biodiversity value relating to the evolution of Faversham and the water environment, it is fairly isolated from Faversham itself in a rural area and adjacent to a Sewage Treatment Works.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	The land falls within a local designation for biodiversity, but LGS designation would afford additional protection.
Designate as a Local Green Space?	Yes

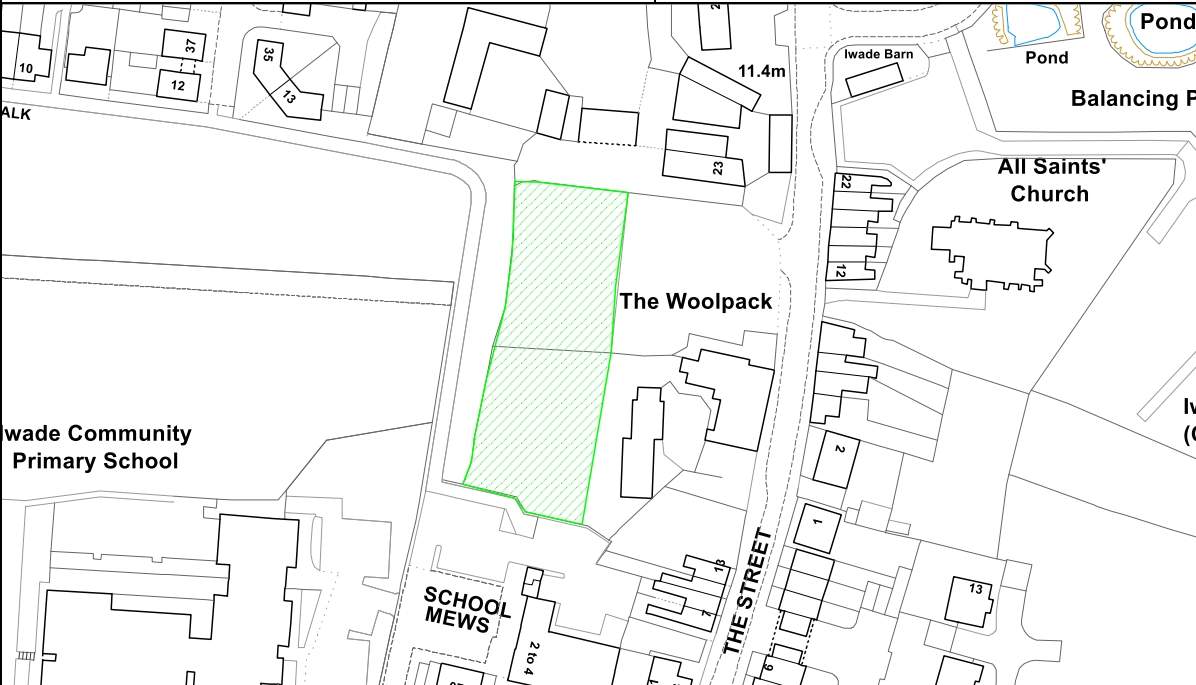
Site reference	LGS/017
Site name and settlement	Land at meeting of Clapgate and School Farm streams, Faversham
Site area (ha)	30.8
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – within walking distance of Faversham town and both Graveney and Goodnestone.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	Yes – this area forms part of a series of springs, streams and ditches in the area which hold a historic significance to the evolution of Faversham since medieval times. Today, flowing to Faversham Creek, it provides a richness of wildlife and an area which transitions from the town to the marshes.
Local in character and not an extensive tract of land?	No – at over 30 ha, the land is extensive and not does not provide a sense of local containment. This is contrary to the aim of LGS designation, which seeks smaller, more intimate spaces that do not cover large areas of countryside. Land over 20 ha is generally considered to be too extensive.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	The land falls within a local designation for biodiversity but LGS designation would afford additional protection.
Designate as a Local Green Space?	No – fails to meet all the criteria.

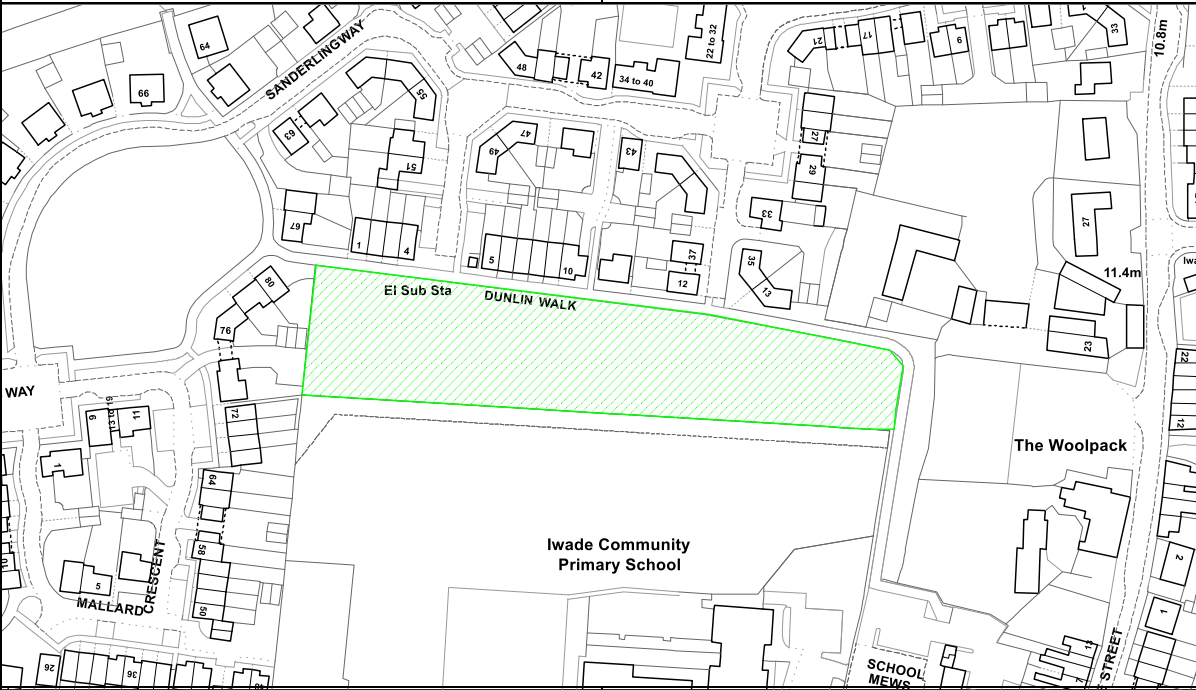
Site reference	LGS/018
Site name and settlement	Land at Iwade
Site area (ha)	43.3
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – within walking distance of Iwade village.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No – part of the land forms the Iwade nature park which, in isolation, is demonstrably special, and is the subject of a separate assessment recommending designation. The remainder of the land is in agricultural use which holds no particular significance as listed to set it apart from the wider rural landscape.
Local in character and not an extensive tract of land?	No – away from the nature park, the land does not provide a sense of local containment and intimacy.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	Yes – the land is currently subject to a planning application (and is an existing Local Plan allocation). Although the land in question is identified to be open/community space, the application is still pending consideration and subject to change, and blanket designation of it would be inappropriate at this time.
Could designation endure beyond the end of the plan period?	Unknown – as above.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	No – fails to meet all the criteria.

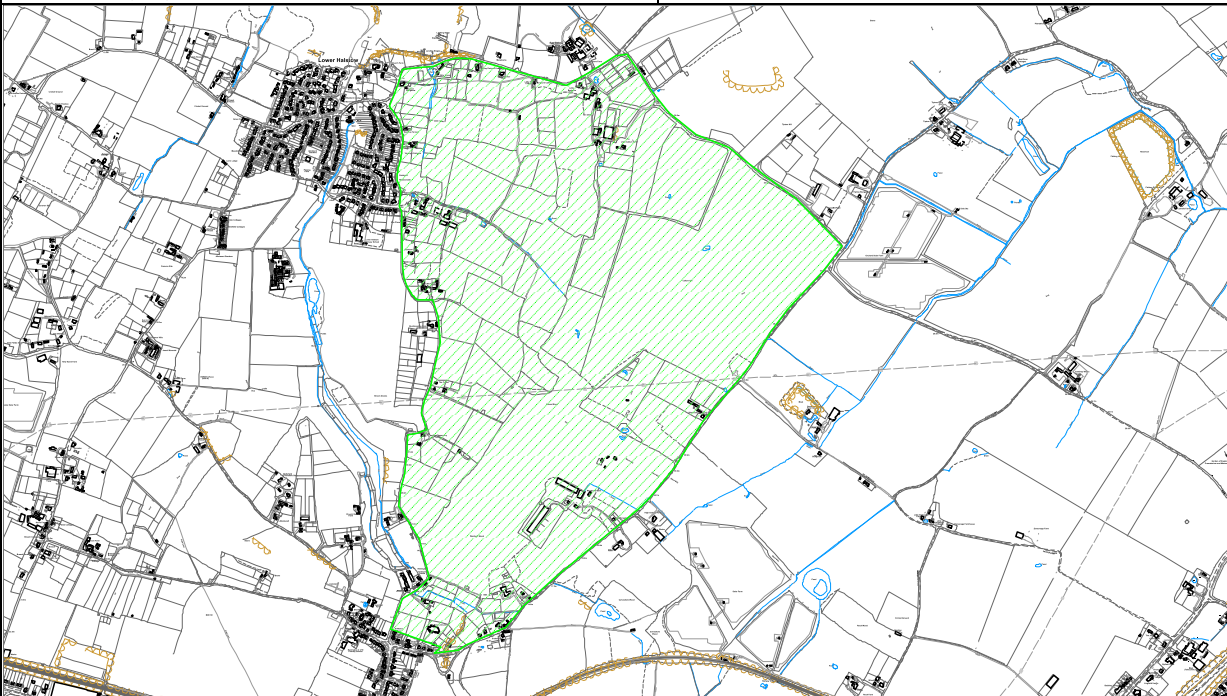
Site reference	LGS/019
Site name and settlement	Land at Sheppey Way, Iwade
Site area (ha)	1.2
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – within Iwade village.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No – this land forms a generic amenity space for the village, and while certainly of value to the community, holds no outstanding significance as listed which sets it apart from other such spaces in the wider area.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	No – fails to meet all the criteria.

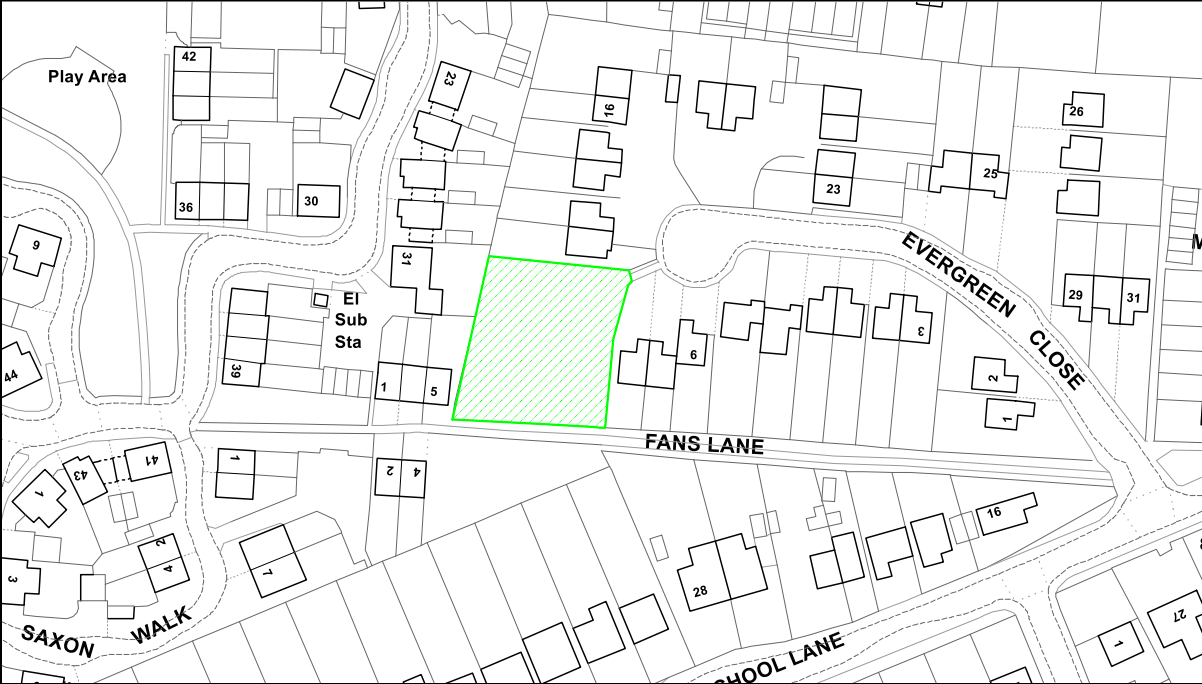
Site reference	LGS/020
Site name and settlement	Bobbing village sign, Sheppey Way, Bobbing
Site area (ha)	0.2
	
Is the green space:	
In reasonably close proximity to the community it serves?	No – this piece of land is opposite a small cluster of commercial development with residential development in the village extending away from it in a linear fashion.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No – the land is the site of the village sign, but ultimately forms a grass verge which has no demonstrable significance as listed.
Local in character and not an extensive tract of land?	Yes – modest and contained
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	No – fails to meet all the criteria.

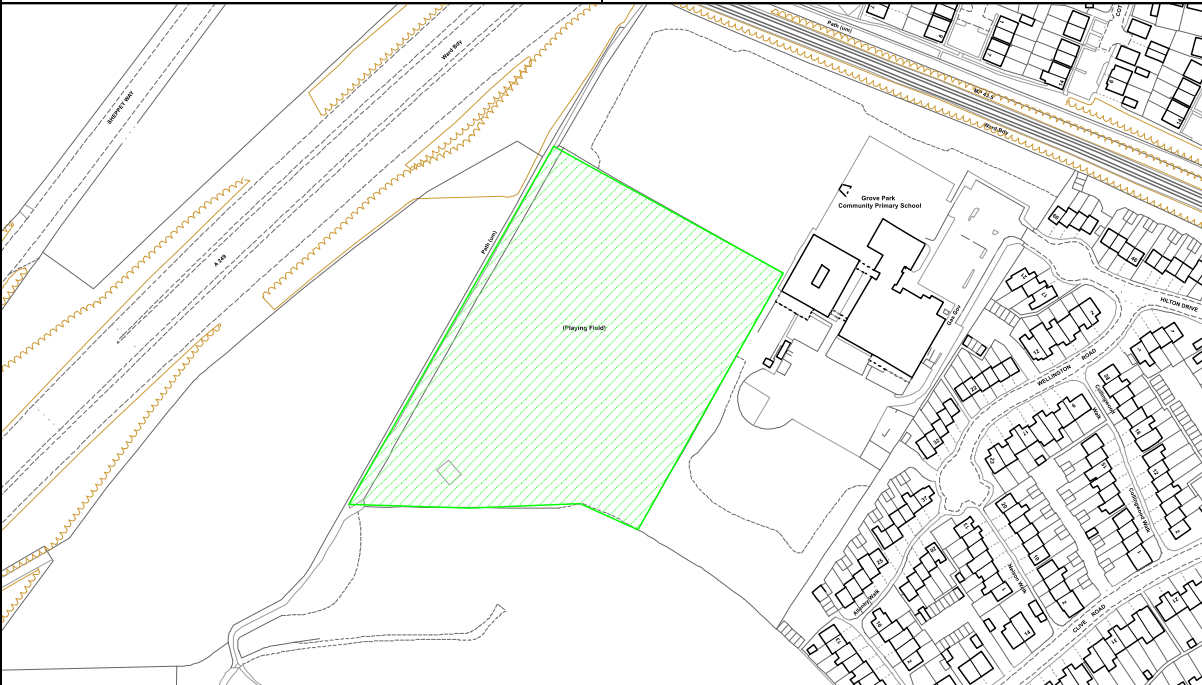
Site reference	LGS/021
Site name and settlement	Play area at Woodpecker Drive and Iwade Nature Park, Iwade
Site area (ha)	5.7
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – within walking distance of the whole village.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	Yes – the nature park, part of which is a former orchard, holds a significant richness of life which is unique to the village. This includes great crested newts, water voles and a rare species of beetle. It also holds recreational value, as well as being a beautiful and tranquil oasis.
Local in character and not an extensive tract of land?	Yes.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	The land falls within an Important Local Countryside Gap designation, however LGS designation would afford additional protection.
Designate as a Local Green Space?	Yes

Site reference	LGS/022
Site name and settlement	Land to the rear of The Woolpack Inn, Iwade
Site area (ha)	0.2
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – within Iwade village.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No – this land forms a partly wooded, partly grassed strip of amenity space and holds no particular significance as listed which sets it apart from other such amenity spaces in the wider area.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No – the development allocation of this land in the existing Local Plan is proposed for removal.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	No – fails to meet all the criteria.

Site reference	LGS/023
Site name and settlement	Land at Dunlin Walk and rear of Iwade School, Iwade
Site area (ha)	0.5
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – within Iwade village.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No – this land forms a pleasant amenity space which certainly adds value to the community. However, it holds no demonstrable significance as listed which sets it apart from other such spaces in the wider area.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	No – fails to meet all the criteria.

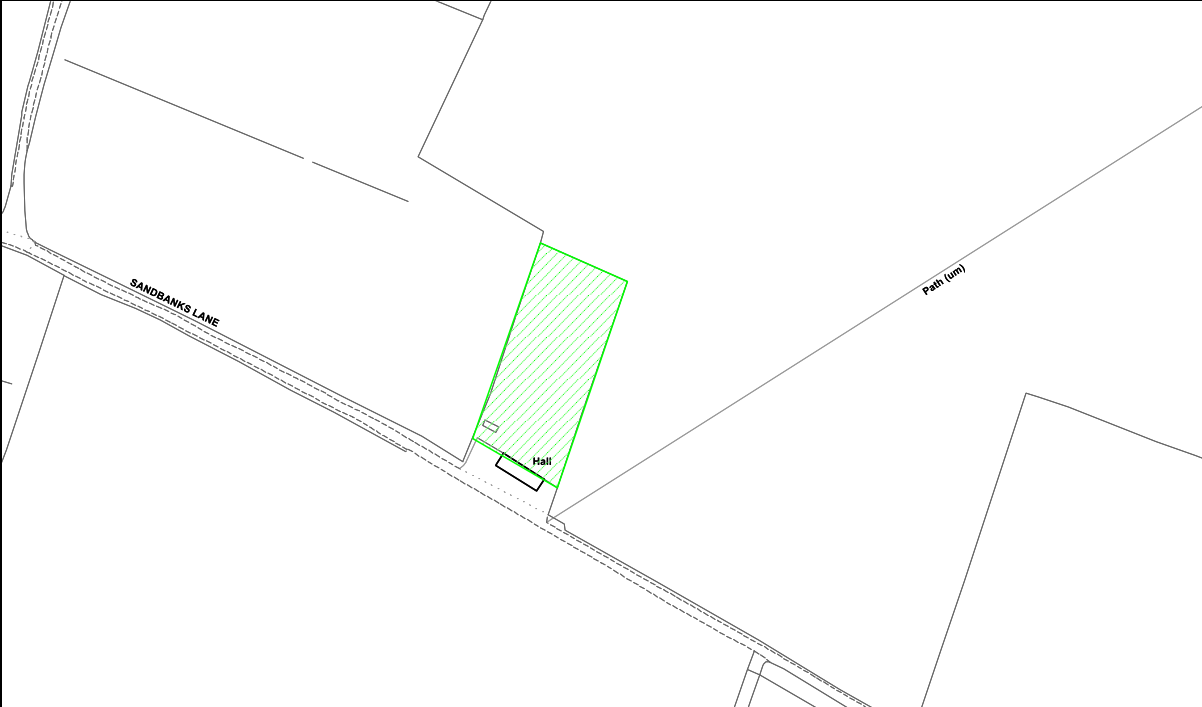
Site reference	LGS/024
Site name and settlement	Callum Hill and the surrounding area, Lower Halstow
Site area (ha)	221.2
	
Is the green space:	
In reasonably close proximity to the community it serves?	No – although part of the land is adjacent to the villages of Lower Halstow and Newington, the majority of it cannot be considered to be close to the communities it serves.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No – although there are footpaths through parts of this land, which is also partly wooded (Hawes Wood), much of it is agricultural land of no particular significance which sets it apart from the wider landscape.
Local in character and not an extensive tract of land?	No – this is an extensive tract of land which would amount to a blanket designation of the countryside and contrary to the aims of LGS designation.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Unknown – the land is too extensive to be able to determine with any confidence.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	Yes – the land is covered by a local landscape designation, although LGS designation would afford additional protection.
Designate as a Local Green Space?	No – fails to meet all the criteria.

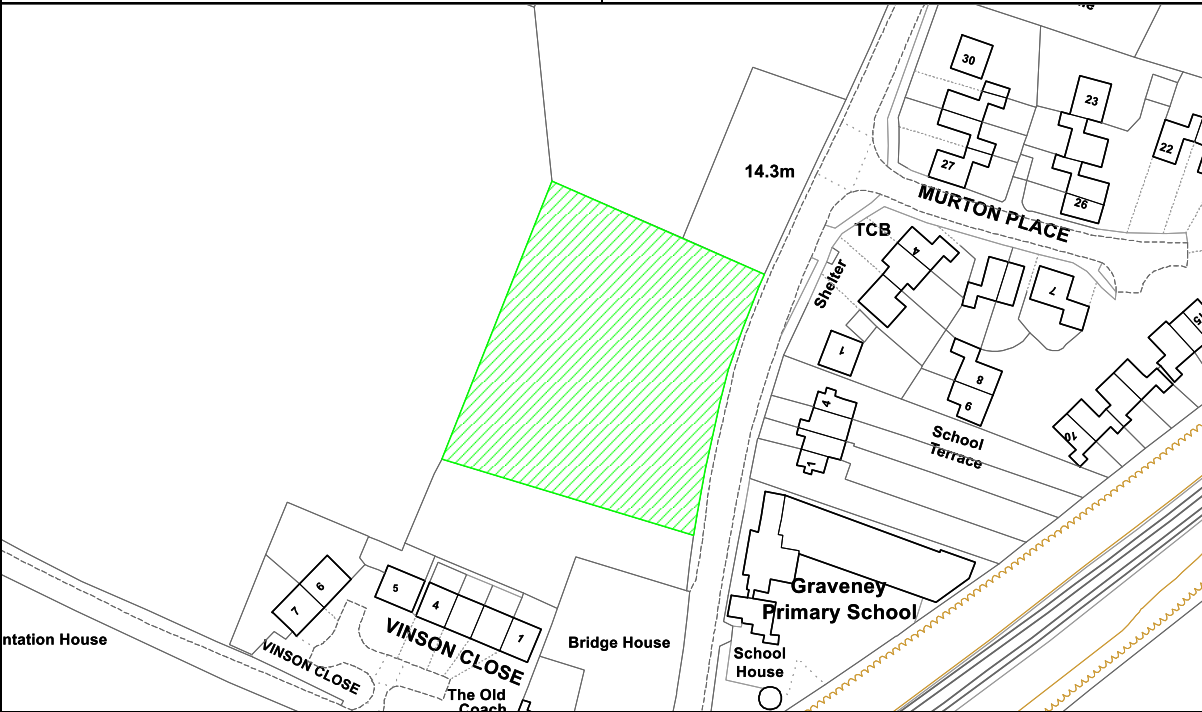
Site reference	LGS/025
Site name and settlement	Evergreen Close, Iwade
Site area (ha)	0.1
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – within Iwade village.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No – this land forms a generic amenity space, and while all open spaces add value to the community, there is nothing demonstrably special about this land as listed which sets it apart from others in the wider area.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	No – fails to meet all the criteria.

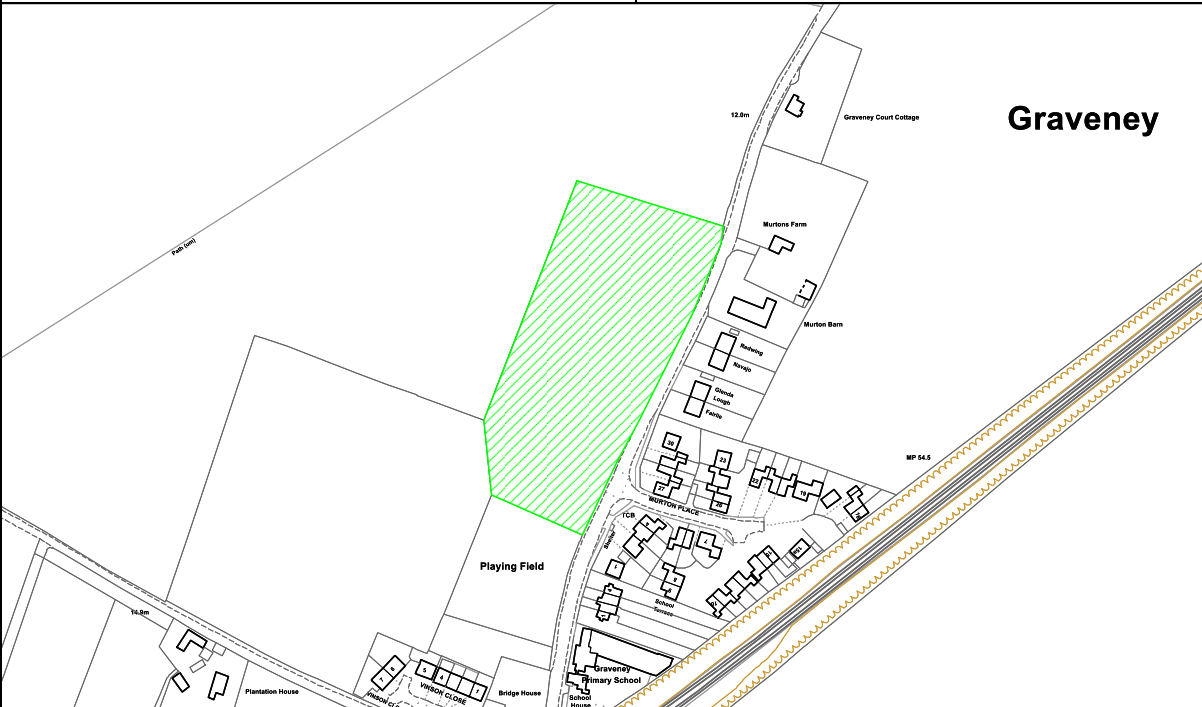
Site reference	LGS/027
Site name and settlement	Sports ground, Grove Park Primary School, Sittingbourne
Site area (ha)	1.9
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – within walking distance of dwellings in Sittingbourne town.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	Yes – this land forms a sports ground within the grounds of a primary school and therefore holds a recreational significance of importance to the community.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	Yes – local policy supports the ability of schools to expand and use their land as required. LGS designation could inhibit this.
Could designation endure beyond the end of the plan period?	Unknown – ad above.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	The land falls within an Important Local Countryside Gap DESIGNATION but LGS designation would afford additional protection.
Designate as a Local Green Space?	No – fails to meet all the criteria.

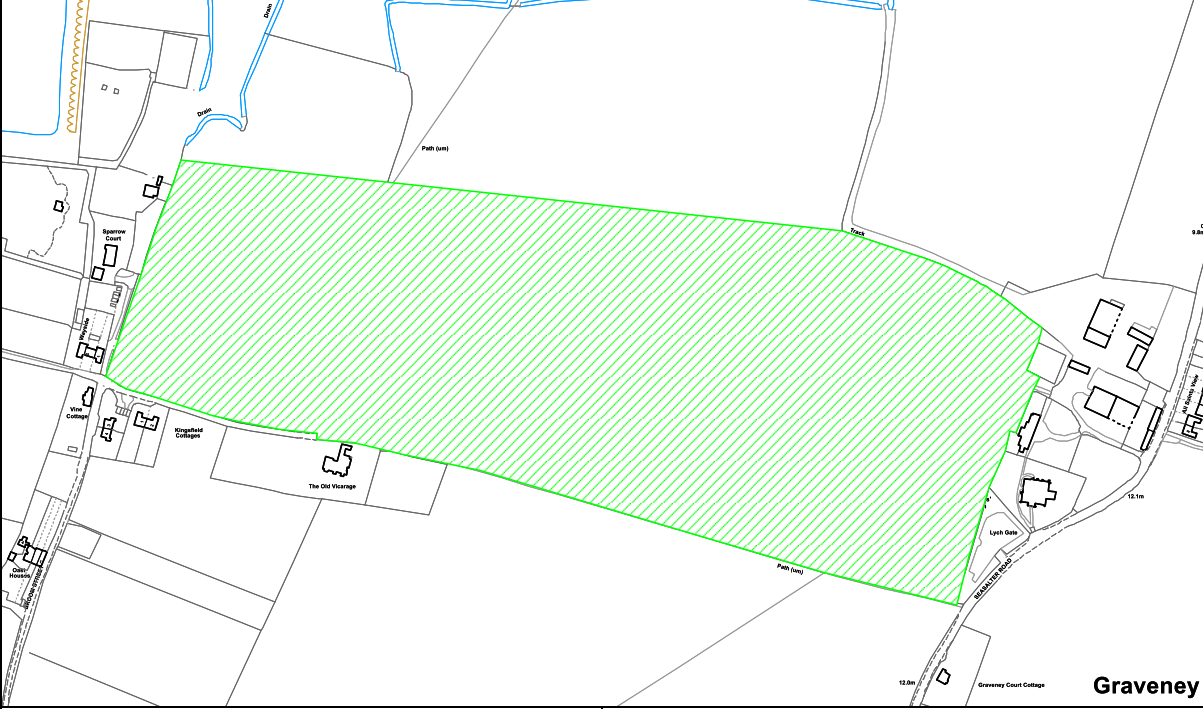
Site reference	LGS/028
Site name and settlement	Maylam Gardens, Borden
Site area (ha)	1.6
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – within Sittingbourne town.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No – this is a pleasant amenity space serving the community but it does not hold a particular significance as listed which sets it apart from others, and is fairly common of the spaces created within the newer developments in the Borough.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	No – fails to meet all the criteria.

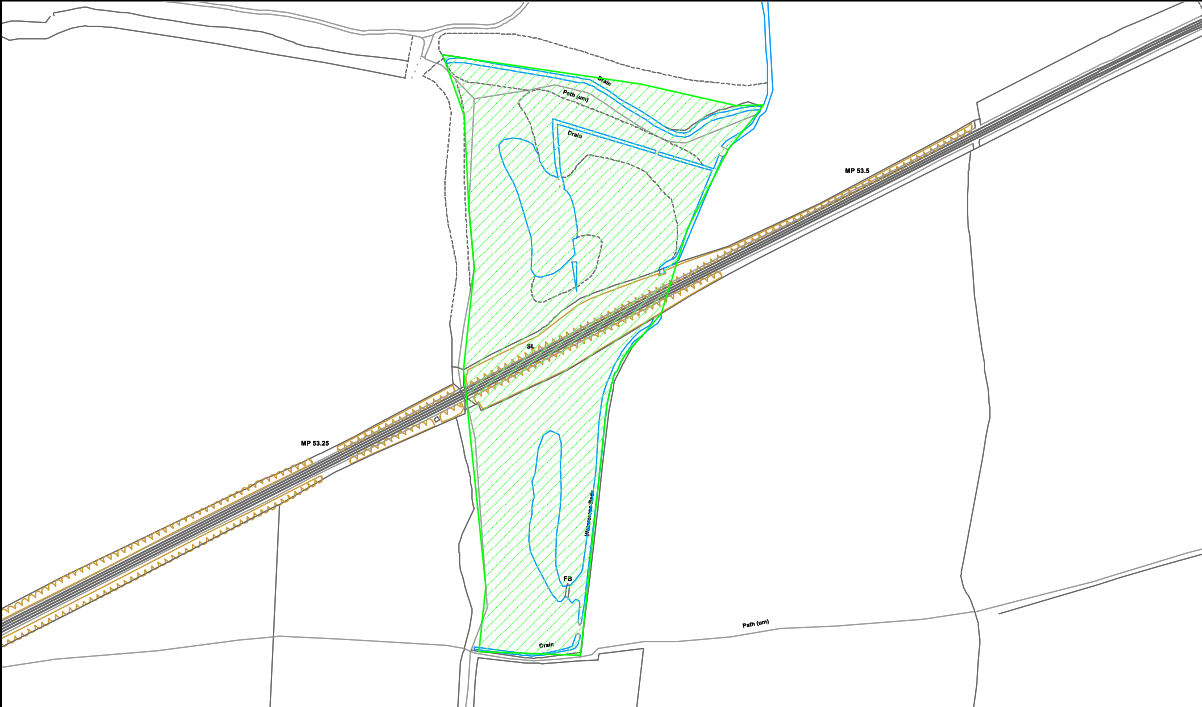
Site reference	LGS/029
Site name and settlement	Land adjacent to Langdon Court Cottages, Head Hill Road, Graveney
Site area (ha)	1.3
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – within walking distance of dwellings in Graveney and Goodnestone.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No – this is agricultural land which forms part of the pleasant route through the villages but does not hold any particular significance as listed to set it apart from wider rural landscape.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	No – fails to meet all the criteria.

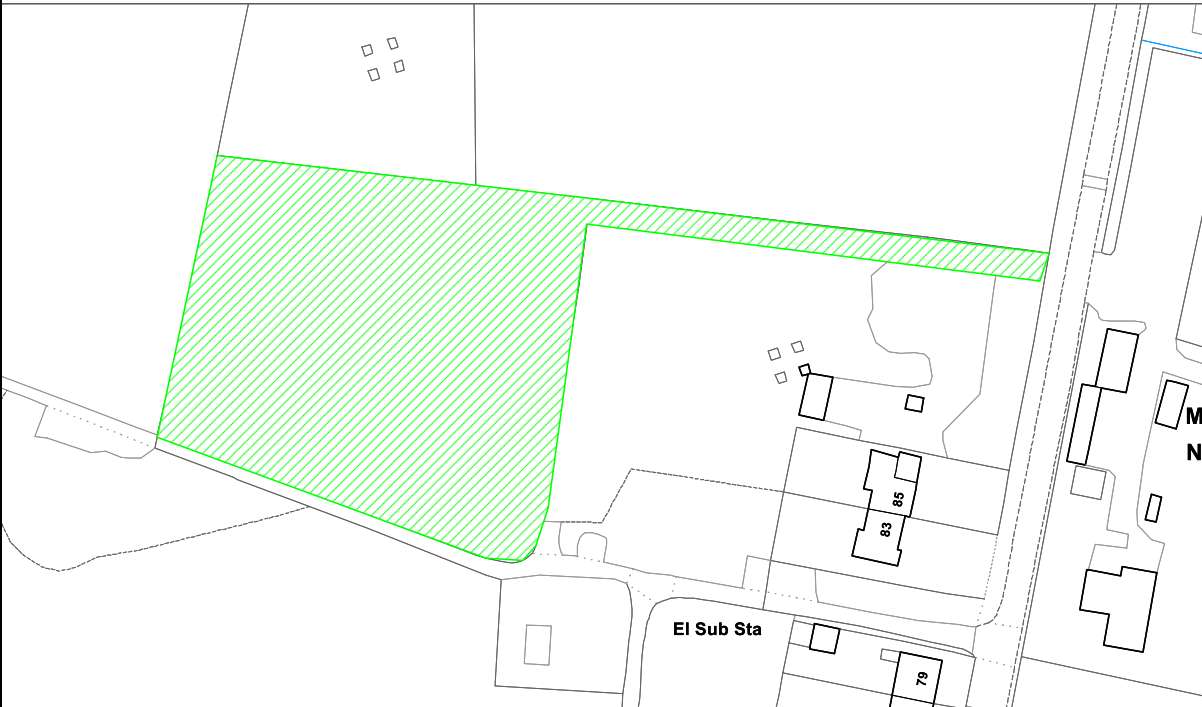
Site reference	LGS/031
Site name and settlement	Village hall playing field, Sandbanks Lane
Site area (ha)	0.3
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – while physically separated from the villages at Graveney and Goodnestone, it does link by way of a public footpath.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No – this playing field, linked to the village hall, no doubt adds value as an amenity space, but it does not hold a particular significance as listed which sets it apart from other playing fields and areas in the wider area.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	No – fails to meet all the criteria.

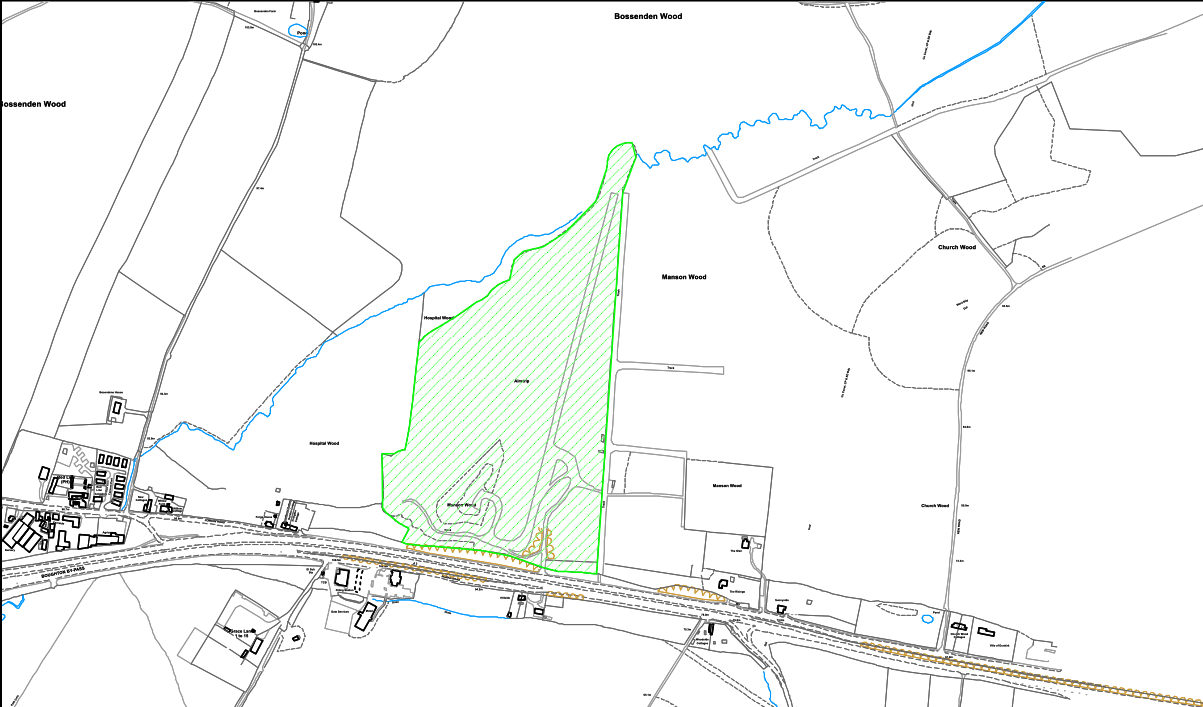
Site reference	LGS/032
Site name and settlement	Land opposite Graveney Primary School, Seasalter Road, Graveney
Site area (ha)	0.3
	
Is the green space:	
• In reasonably close proximity to the community it serves?	Yes – within walking distance of dwellings in Graveney and Goodnestone.
• Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No – while amenity space certainly adds value to the community, this field holds no particular significance as listed which sets it apart from other playing fields and areas in the wider area.
• Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	No – fails to meet all the criteria.

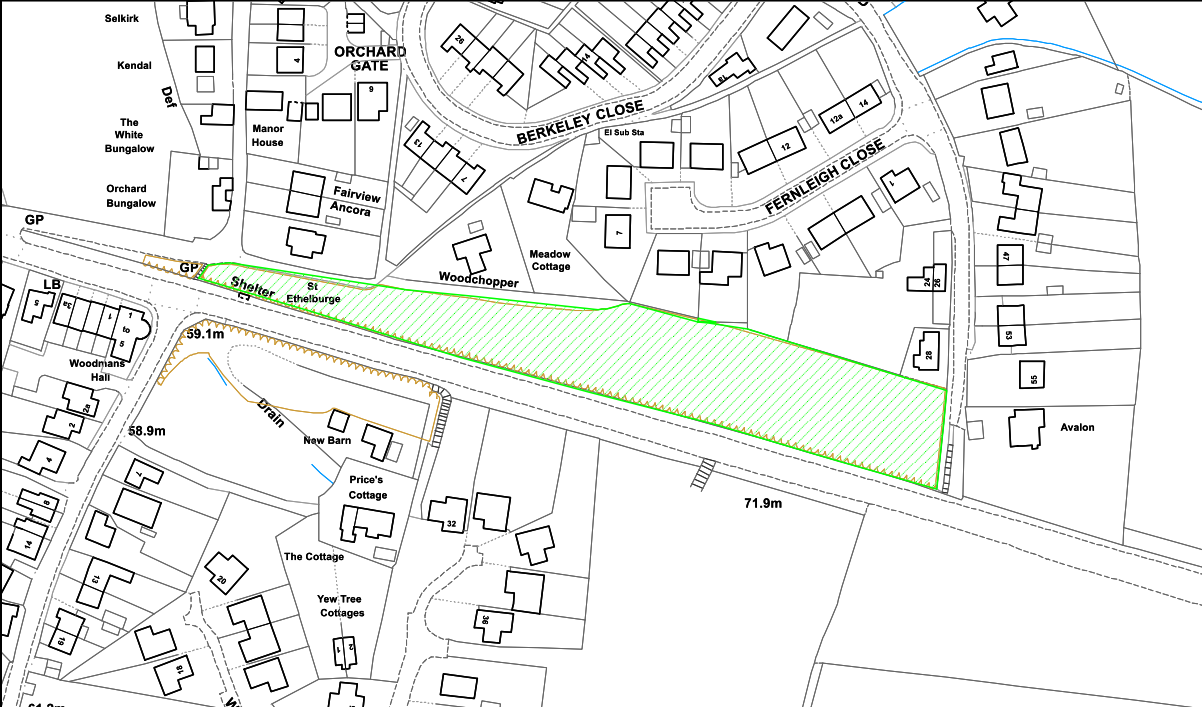
Site reference	LGS/033
Site name and settlement	Land opposite Murston Place, Seasalter Road, Graveney
Site area (ha)	1.3
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – within walking distance of dwellings in Graveney and Goodnestone.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No – this land, while contributing to the openness of this rural landscape, holds no particular significance as listed which sets it apart from that landscape.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	No – fails to meet all criteria.

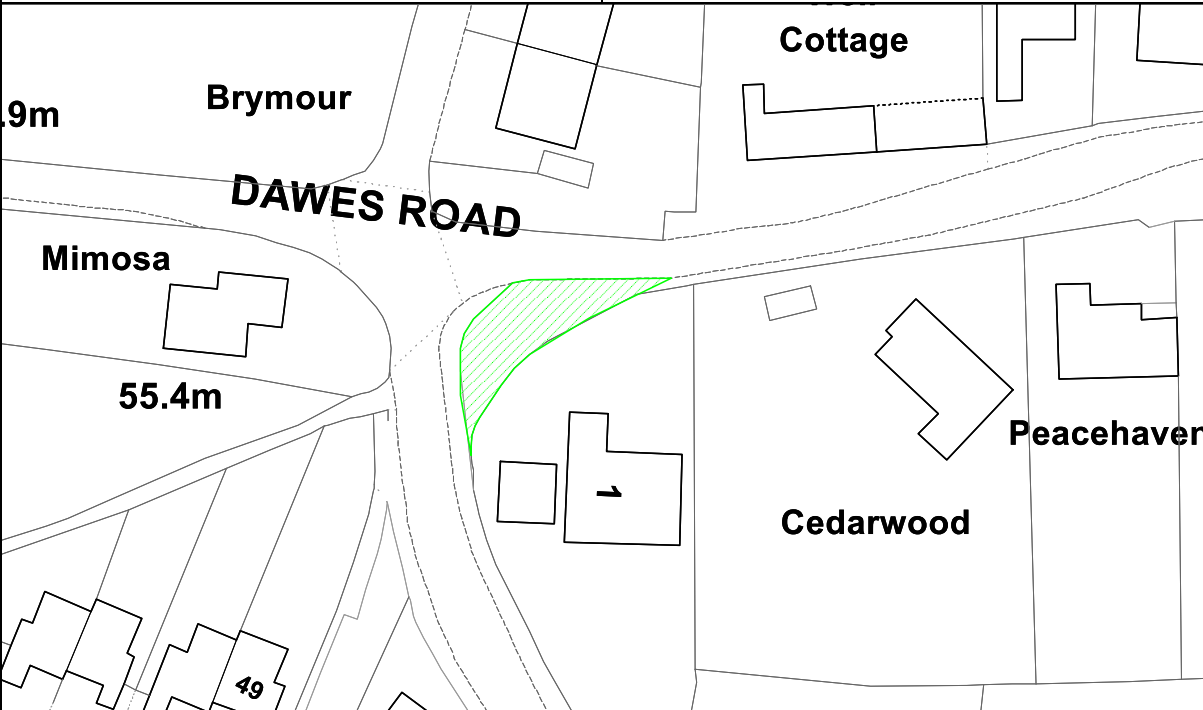
Site reference	LGS/034
Site name and settlement	Land adjacent to Odin's path between All Saint's Church, Seasalter Road and Sparrow Court, Broom Street
Site area (ha)	14.2
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – within walking distance of dwellings in Graveney and Goodnestone.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No – a small part of the land forms amenity space to the rear of the church, but a large part of it is agricultural. It holds no particular significance as listed which sets it apart from the wider rural and agricultural landscape.
Local in character and not an extensive tract of land?	No – while not particularly large, the land extends away from the villages and does not provide a sense of local intimacy.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	No – fails to meet all the criteria.

Site reference	LGS/035
Site name and settlement	School Farm Springs, Faversham
Site area (ha)	4.4
	
Is the green space:	
In reasonably close proximity to the community it serves?	No- it is in the countryside more than 400m from the built up area.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	Yes –Site is surrounded by farmland and woodland in an already tranquil area (notwithstanding the trainline) and detached from Faversham itself, so difficult to justify that it is special to the local community.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	No

Site reference	LGS/036
Site name and settlement	Land off Courtenay Road, Dunkirk
Site area (ha)	0.6
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – within walking distance of dwellings in Dunkirk.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No – This site is a lone green space with a basketball court in the middle in an area dominated by fields. Considering its locality it is an unremarkable piece of land and therefore hard to argue for its designation as a Local Green Space
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	The land falls within an area of high landscape value designation as well as being a scheduled monument. Nonetheless, LGS designation would afford additional protection.
Designate as a Local Green Space?	No

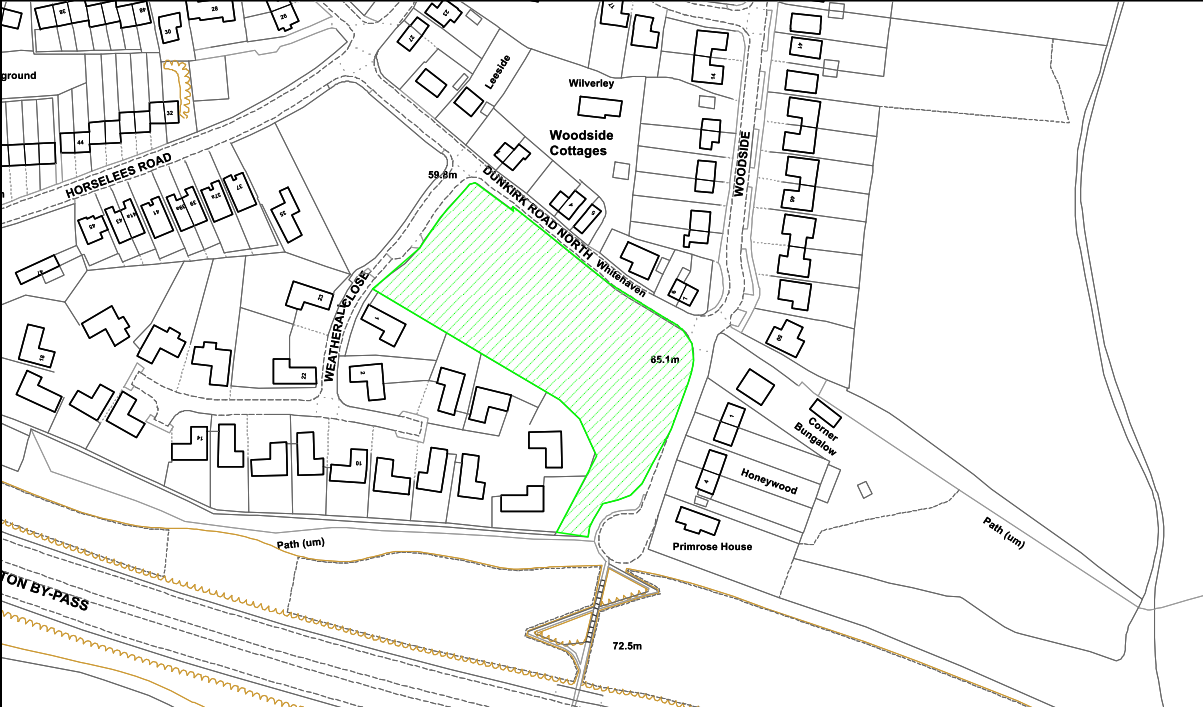
Site reference	LGS/037
Site name and settlement	Land at Manson Wood, Dunkirk
Site area (ha)	14.8
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – fairly close to the village of Dunkirk.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No – the land forms a private airfield. It is not readily accessible to the wider local community, physically or in views, and therefore holds no demonstrable significance as listed.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	The land is within an area designated for its high landscape value, but LGS designation would afford additional protection.
Designate as a Local Green Space?	No – fails to meet all the criteria.

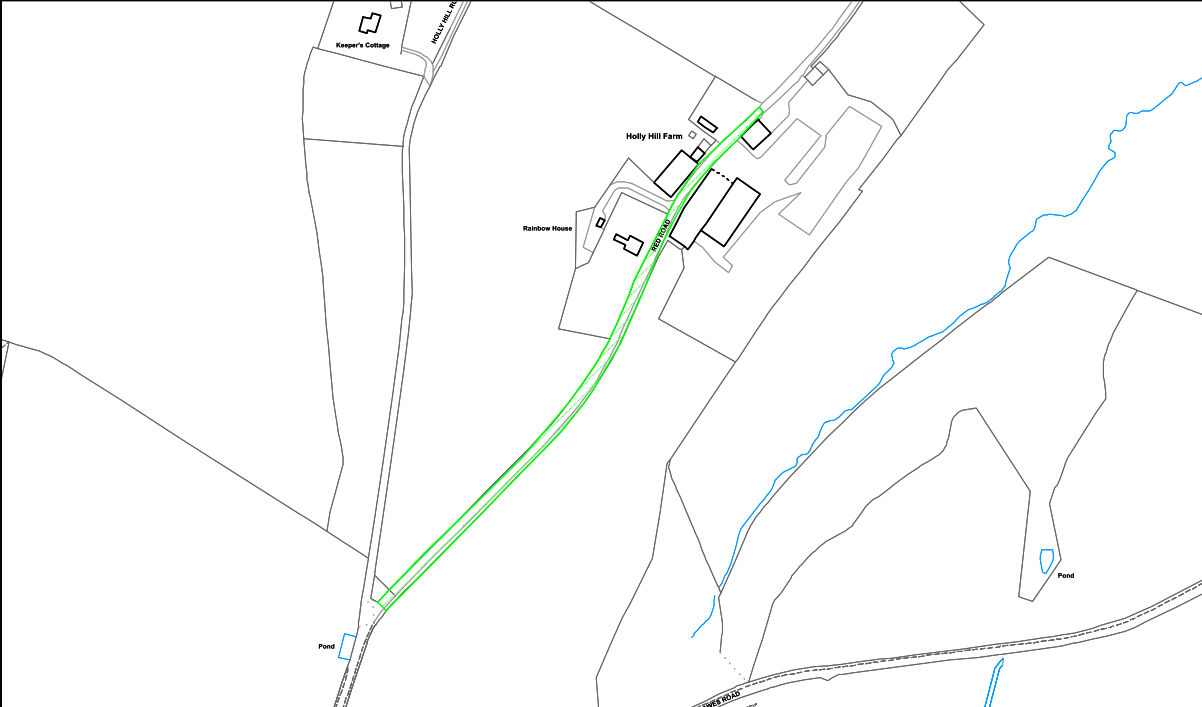
Site reference	LGS/038
Site name and settlement	Land fronting Canterbury Road, Boughton
Site area (ha)	0.6
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – mostly surrounded by residential development in Boughton village..
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No – this piece of land presents as a wooded verge to the road which is largely cut off from adjacent Jays Wood. In isolation, it is not considered to hold a particular significance as listed.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	No – fails to meet all the criteria.

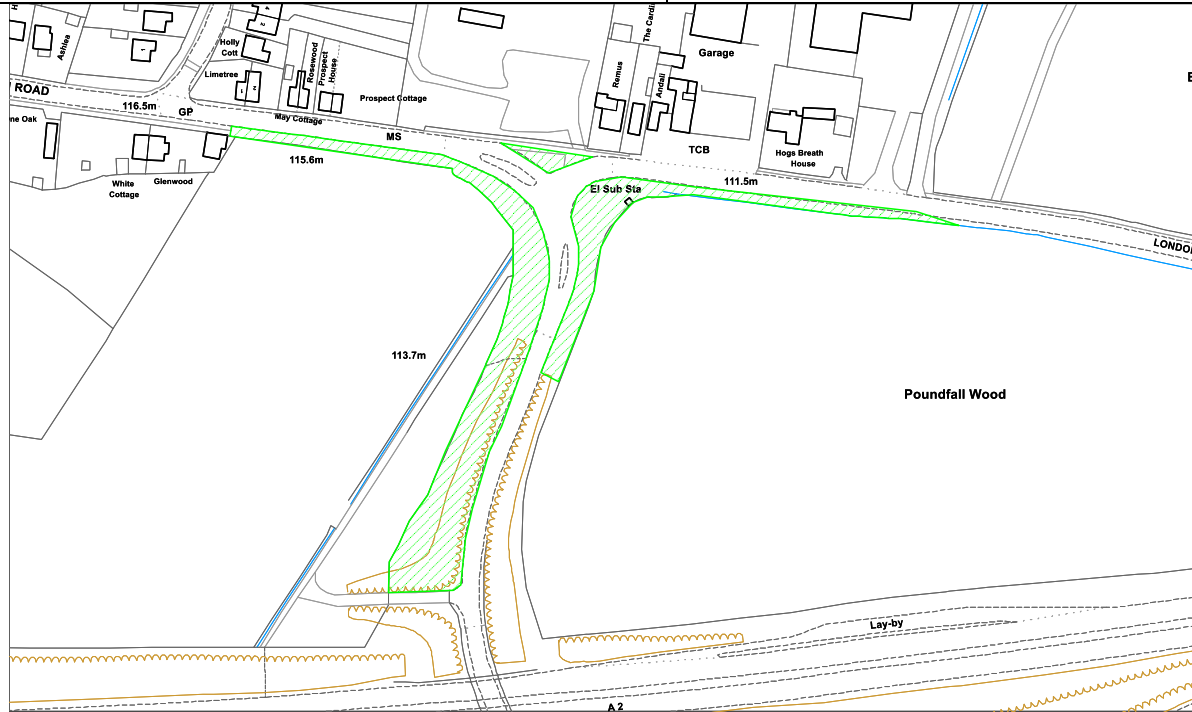
Site reference	LGS/039
Site name and settlement	Land at junction of Stoney Road and Dawes Road, Boughton
Site area (ha)	0.01
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – mostly surrounded by residential development in the village of Boughton.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No – this is a grass verge to a junction of Dawes Road and Stoney Road and holds no significance as listed which sets it apart from the many other verges in the wider area.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	No – fails to meet all the criteria.

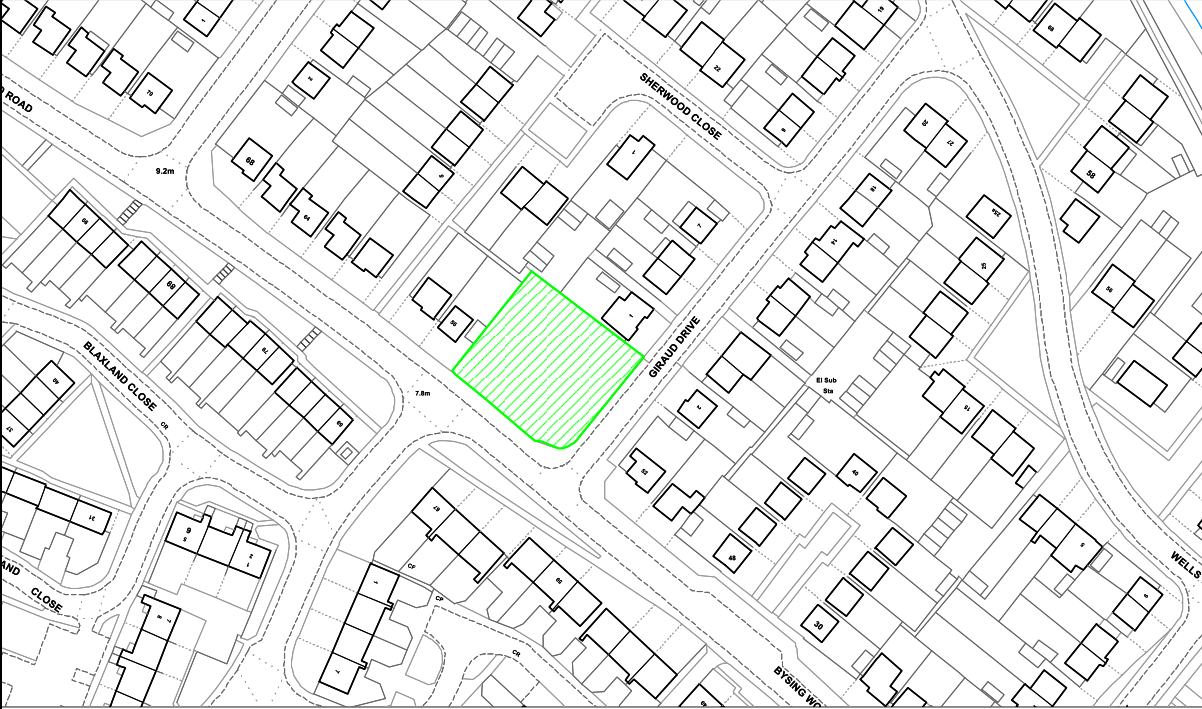
Site reference	LGS/040
Site name and settlement	Land rear of Berkeley Close, Boughton
Site area (ha)	0.01
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – surrounded by residential development in the village of Boughton.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No – this land forms a narrow strip of amenity space between dwellings which holds no significance as listed to set it apart from the many other amenity spaces in the wider area.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	No – fails to meet the criteria.

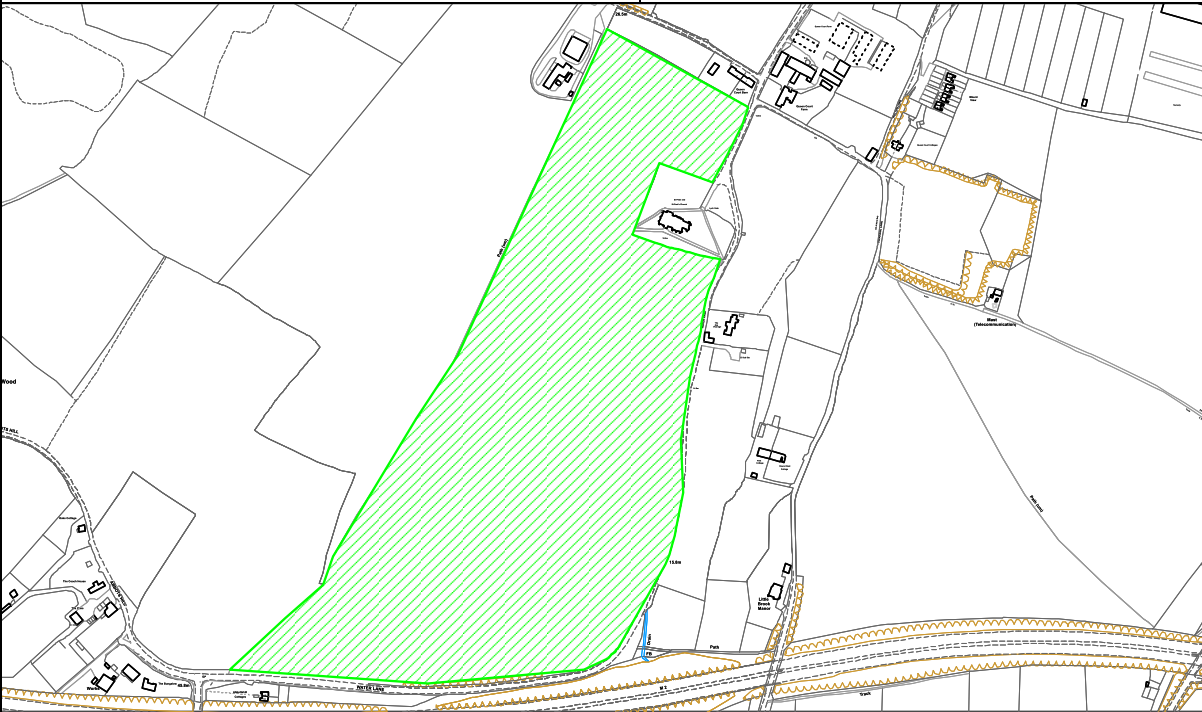
Site reference	LGS/041
Site name and settlement	Land west of Weatherall Close, Boughton
Site area (ha)	0.2
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – within Boughton village.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No this area of green space is inaccessible to the public and constitutes a small area of fruit trees viewed from the pavement and is subsequently relatively unremarkable.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	No

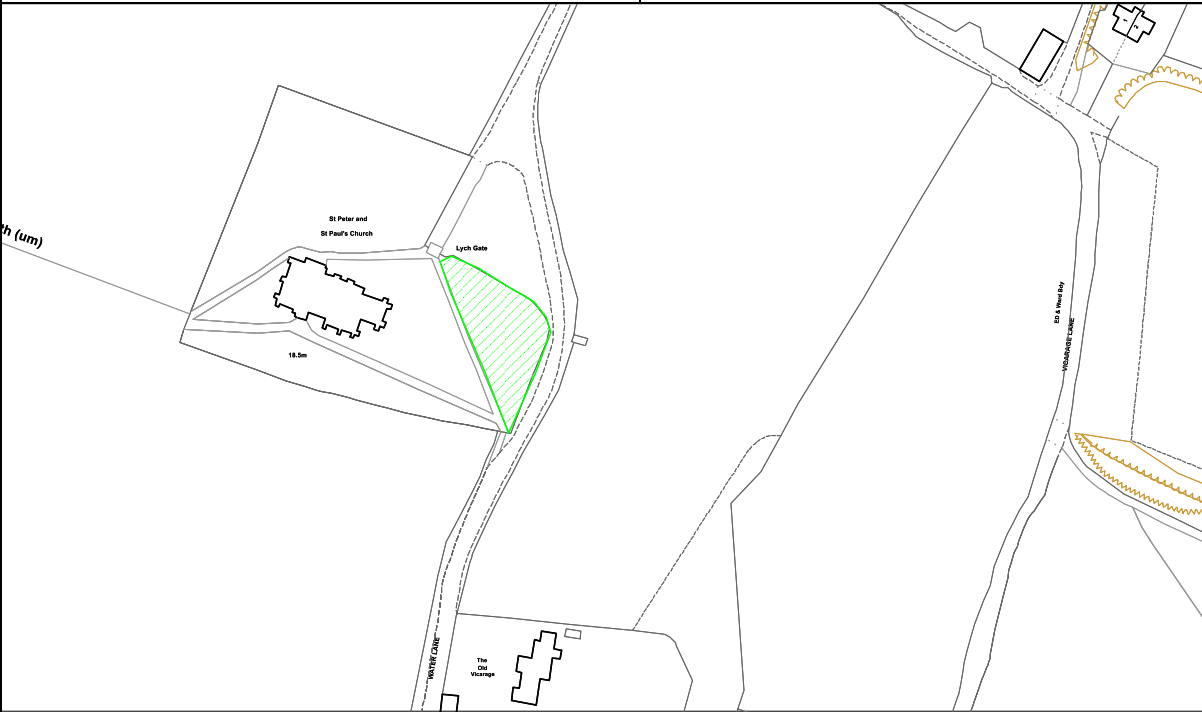
Site reference	LGS/042
Site name and settlement	Land east of Weatherall Close
Site area (ha)	0.6
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – within Boughton village.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No- No this area of green space is inaccessible to the public and constitutes a small area of fruit trees viewed from the pavement and is subsequently relatively unremarkable.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	No

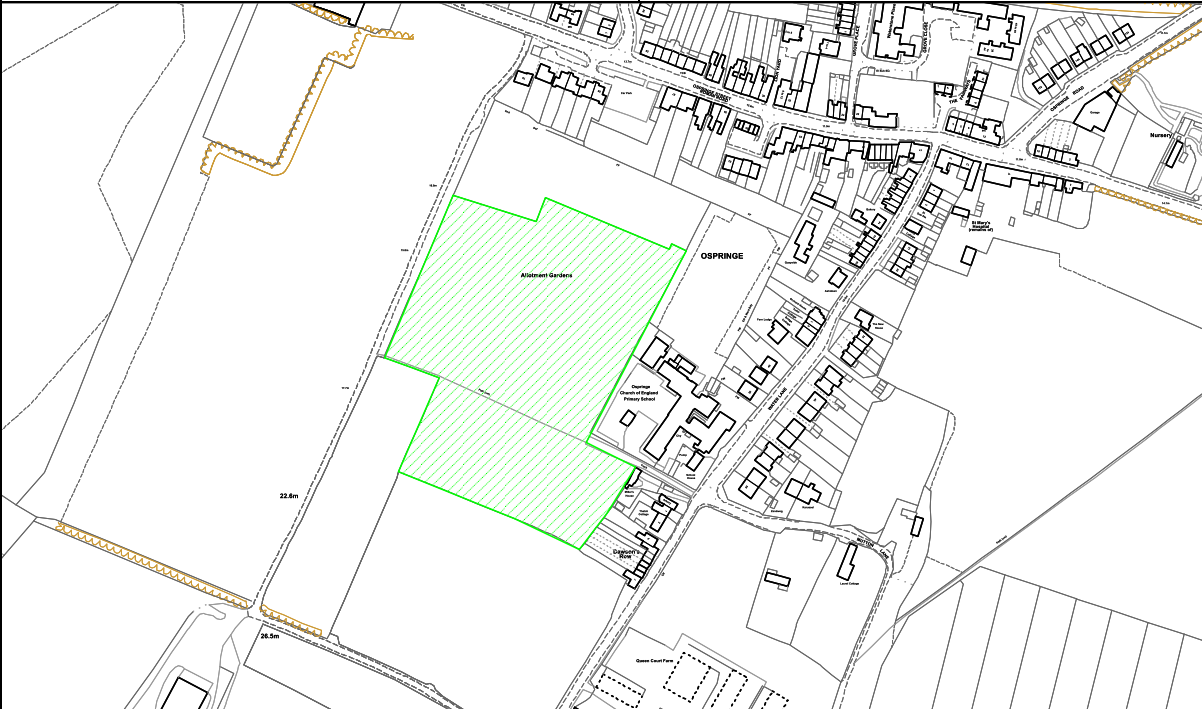
Site reference	LGS/045
Site name and settlement	Red Road, Dargate
Site area (ha)	0.2
	
Is the green space:	
In reasonably close proximity to the community it serves?	No – not particularly close to any of the surrounding communities.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No – this track forms a route into Blean Wood but holds no significance as listed in isolation.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	The land is locally designated for its landscape value, although LGS designation would afford additional protection.
Designate as a Local Green Space?	No – fails to meet all the criteria.

Site reference	LGS/046
Site name and settlement	Land at junction of Canterbury Road and Boughton Bypass
Site area (ha)	0.5
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – fairly close to residential development in the village of Dunkirk.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No – these are partly grassed, partly wooded verges to a junction of Canterbury Road and Boughton Bypass and hold no significance as listed to set them apart from the many others in the area.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	No – fails to meet all the criteria.

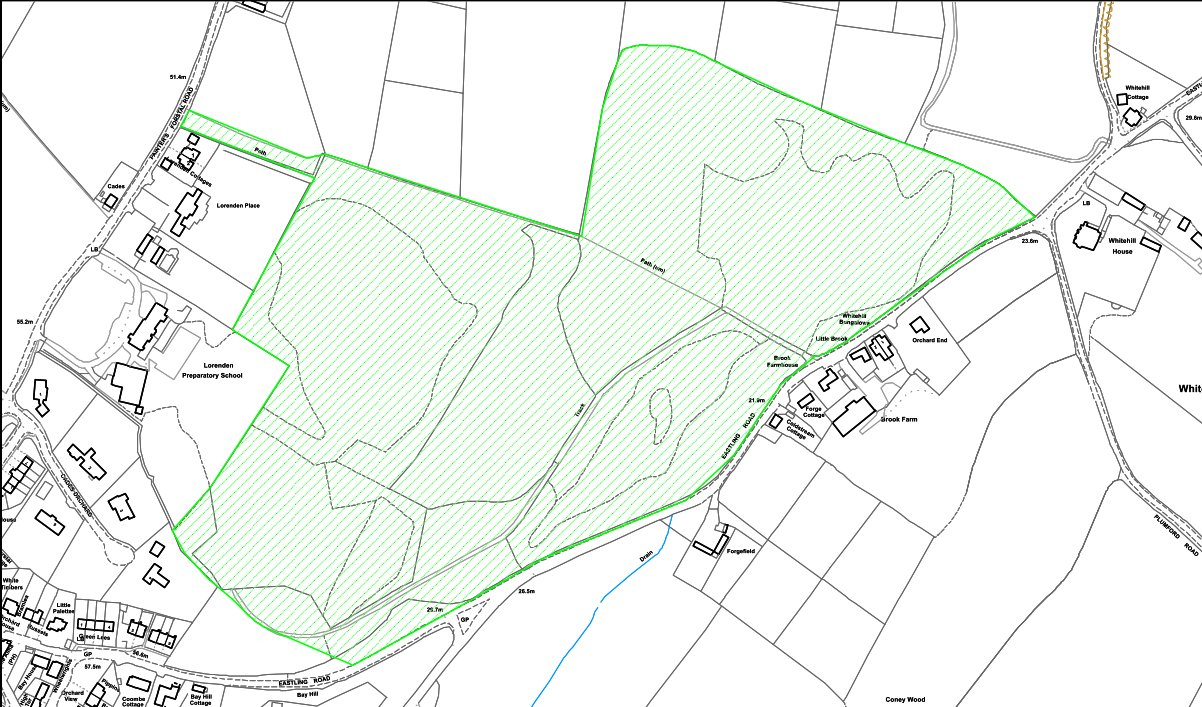
Site reference	LGS/051
Site name and settlement	Playing area and pitch at junction of Bysing Wood Road and Sherwood Drive, Faversham
Site area (ha)	0.1
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – within Faversham town.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	Yes – this is an important green space in the local area, it is well used by the community.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	Yes

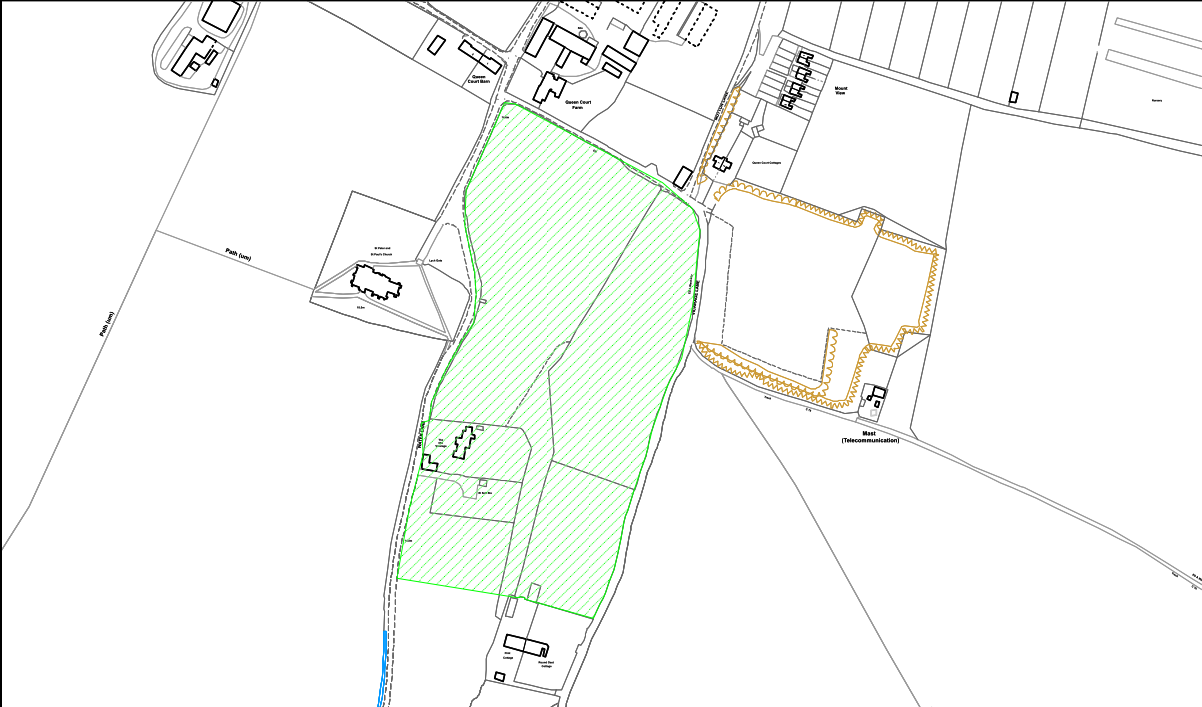
Site reference	LGS/054
Site name and settlement	Area surrounding St Peter and St Paul's Church, Water Lane, Ospringe
Site area (ha)	20.4
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – fairly close to residential development in Ospringe.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No – this is agricultural land which contributes to the openness of the surrounding countryside, but holds no individual significance as listed which sets it apart from that wider agricultural and rural landscape.
Local in character and not an extensive tract of land?	No – at over 20 ha, this forms an extensive tract of land which extends away from the village and town.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	No – fails to meet all criteria.

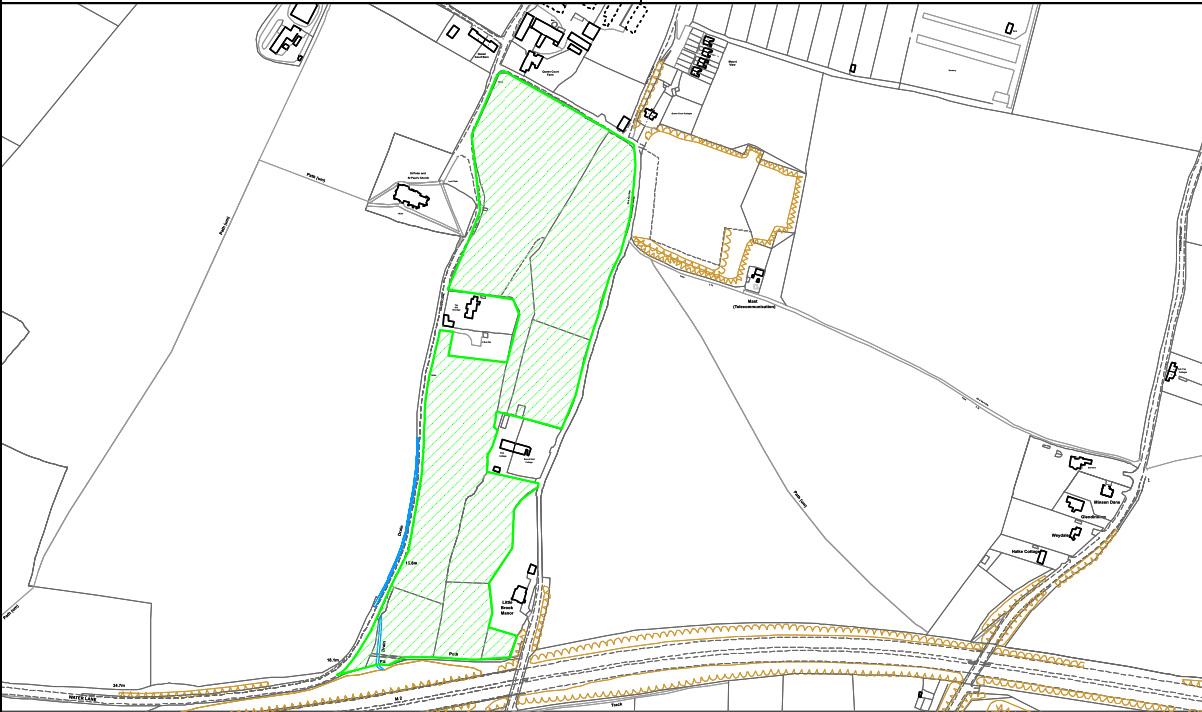
Site reference	LGS/055
Site name and settlement	Triangular green fronting St Peter and St Paul's Church, Water Lane, Ospringe
Site area (ha)	0.09
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – fairly close to residential development in Ospringe.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No – this amenity space in front of the church contributes to its setting, but does not hold any particular significance as listed with no qualities over and above the rest of the surrounding space.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	The land falls within a conservation area designation, but LGS designation would afford additional protection.
Designate as a Local Green Space?	No – fails to meet all the criteria.

Site reference	LGS/056
Site name and settlement	Ospringe allotments, Ospringe
Site area (ha)	2.5
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – close to dwellings in Ospringe and Faversham.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	Yes – allotments provide significant recreational value and an environment rich in wildlife. Furthermore, Ospringe allotments hold a particular beauty and tranquillity.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	Yes

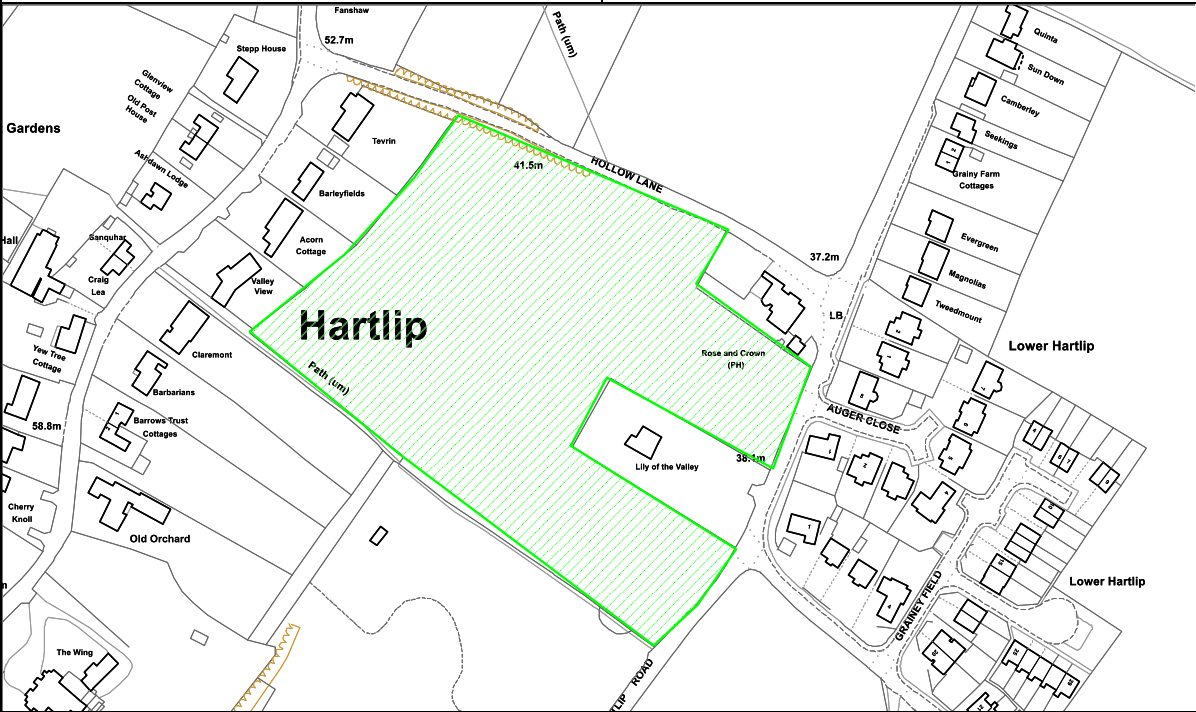
Site reference	LGS/057
Site name and settlement	Field at Water Lane, Ospringe
Site area (ha)	3.8
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – within walking distance of dwellings in Ospringe.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No – This field forms part of the open and pleasant countryside to the south of Ospringe, but holds not particular value as listed in itself to set it apart from the surrounding landscape.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	The land falls within a conservation area designation but LGS designation would afford additional protection.
Designate as a Local Green Space?	No – fails to meet all the criteria.

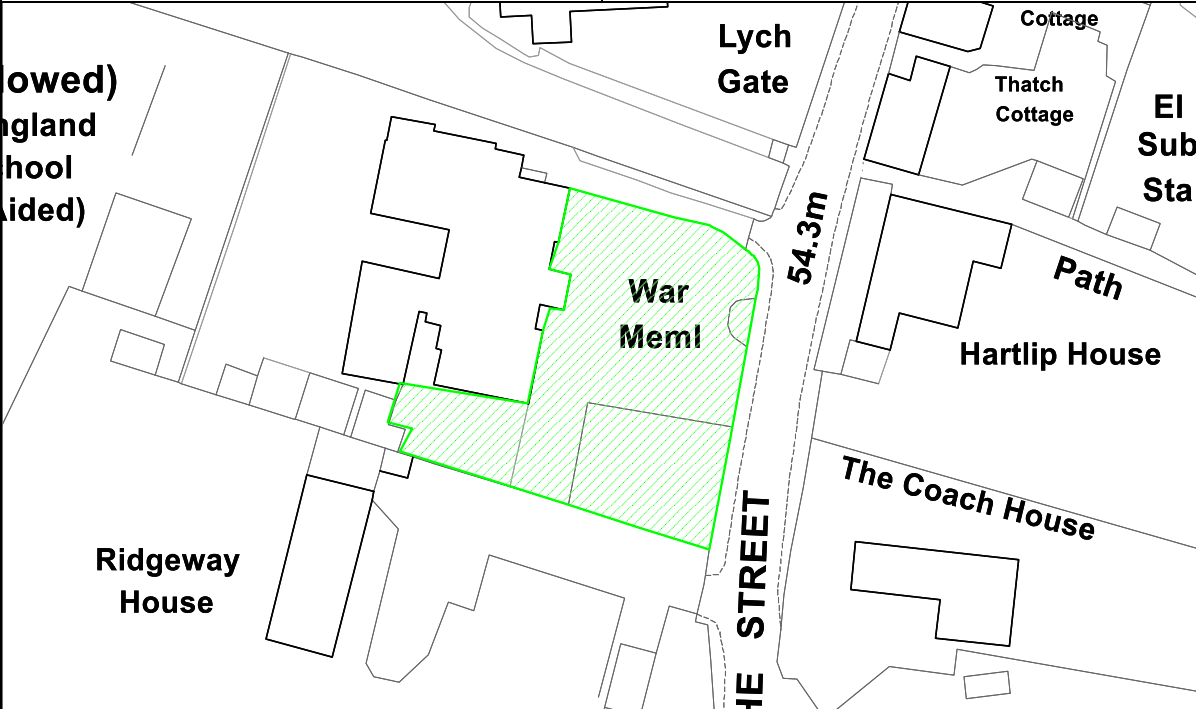
Site reference	LGS/058
Site name and settlement	Lorenden Park, Painter's Forstal
Site area (ha)	14.8
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – adjacent to Painter's Forstal village.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	Yes – this wooded green space provides a particularly tranquil and beautiful area and holds a recreation value given its access via a network of footpaths. It holds a richness of wildlife and is of historic significance given the Westbrook stream previously flowed through it, evidenced by remaining footbridges.
Local in character and not an extensive tract of land?	No- large area of parkland
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	It is looked after by Lorenden Parkland Trust in perpetuity
Designate as a Local Green Space?	No

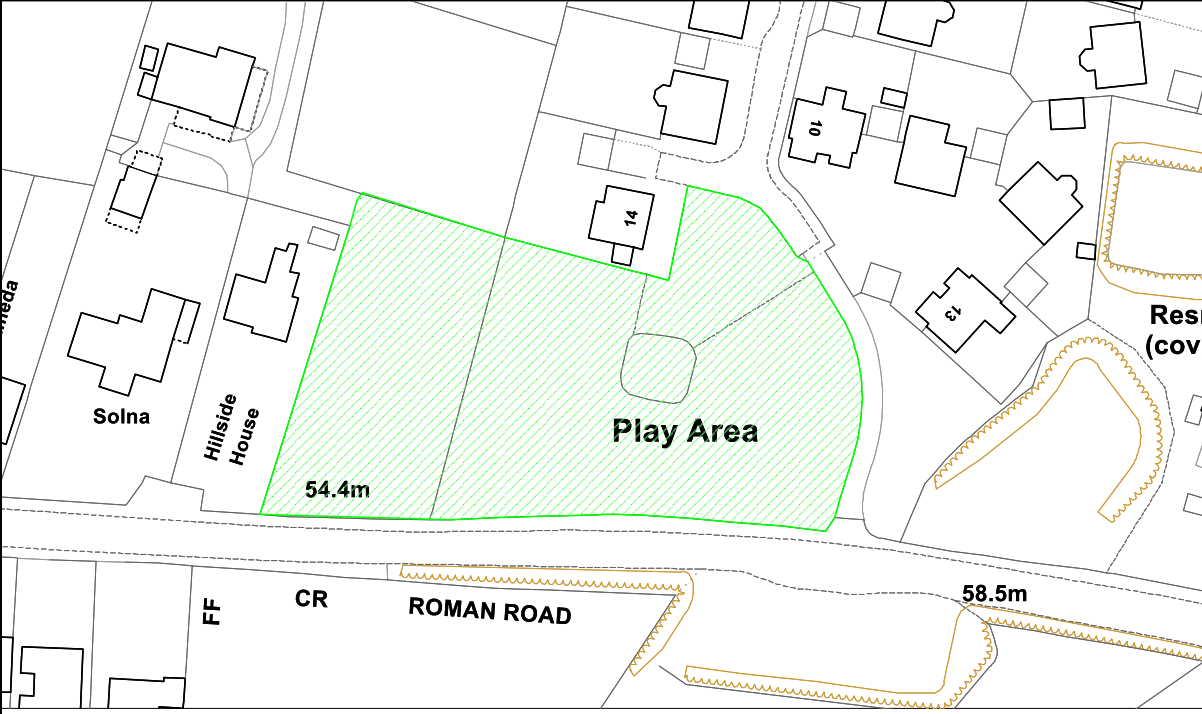
Site reference	LGS/059
Site name and settlement	Echo field, Ospringe
Site area (ha)	5.6
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – within walking distance of dwellings in Ospringe.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No – this land includes a field, some wooded land and a private property. While it forms a part of the pleasant open countryside here, the land itself holds no particular significance as listed to set it apart from the wider landscape.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	Part of the land falls within a conservation area designation but LGS designation would afford additional protection.
Designate as a Local Green Space?	No – fails to meet all the criteria.

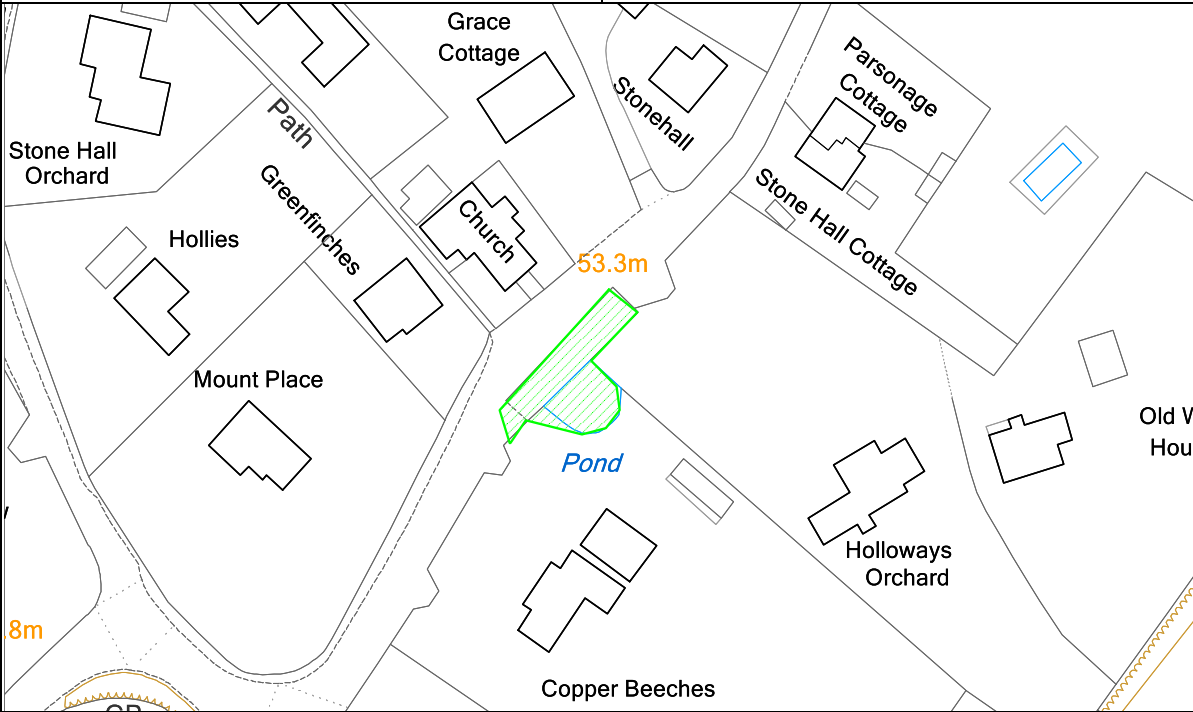
Site reference	LGS/060
Site name and settlement	Land between the M2, Water Lane and Vicarage Lane, Ospringe
Site area (ha)	8
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – within walking distance of dwellings in Ospringe.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No – This strip of land forms part of the open, pleasant and in places, wooded countryside to the south of Ospringe and Faversham. However, it holds no particular significance as listed which sets it apart from the wider surrounding landscape.
Local in character and not an extensive tract of land?	No – although not overly large, the land extends away from Ospringe in a linear manner which does not provide a sense of local intimacy.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	Part of the land is within a conservation area designation although LGS designation would afford additional protection.
Designate as a Local Green Space?	No – fails to meet all the criteria.

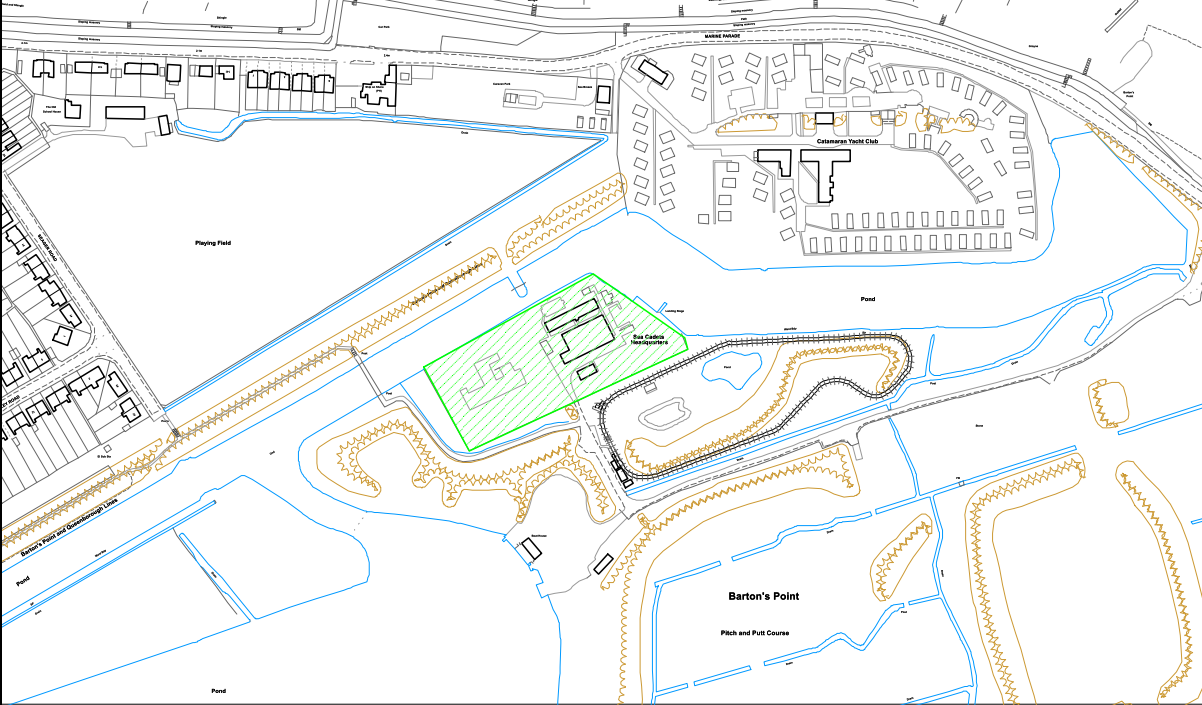
Site reference	LGS/061
Site name and settlement	Field between the Carpenter's Arms and St Mary's Church, The Street, Eastling
Site area (ha)	1.5
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – surrounded by the dwellings in Eastling village.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No – this is an agricultural field which, although contributing to the rural character of the village, holds no significant quality as listed which sets it apart from the wider agricultural landscape.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	The land falls within the Kent Downs AONB and a conservation area designation, although LGS designation would afford additional protection.
Designate as a Local Green Space?	No – fails to meet all the criteria.

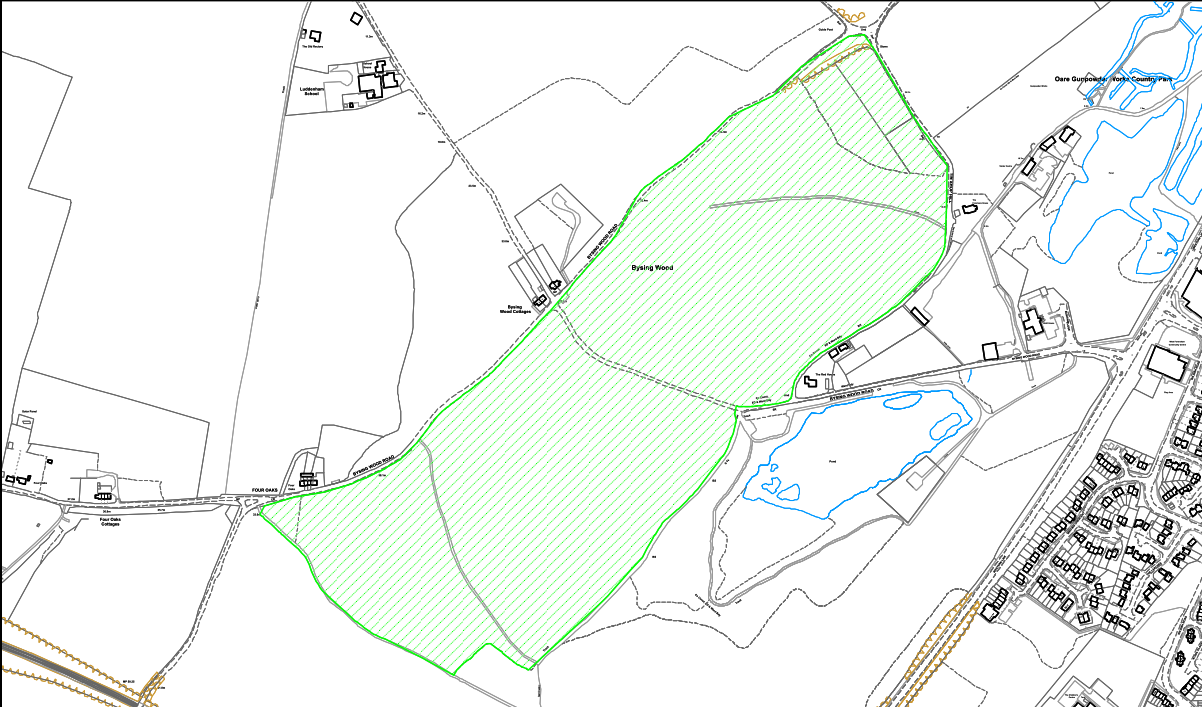
Site reference	LGS/062
Site name and settlement	Underlynch, between Hollow Lane and Lower Hartlip Road, Hartlip
Site area (ha)	2.4
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – adjacent to, and connects, 2 parts of Hartlip village.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No –the land is not publicly accessible, and while viewing the site is possible from points on Hollow Lane and the Rose and Crown pub car park, the site itself is an unremarkable open grazing paddock, with short grass and little biodiversity of note.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	No

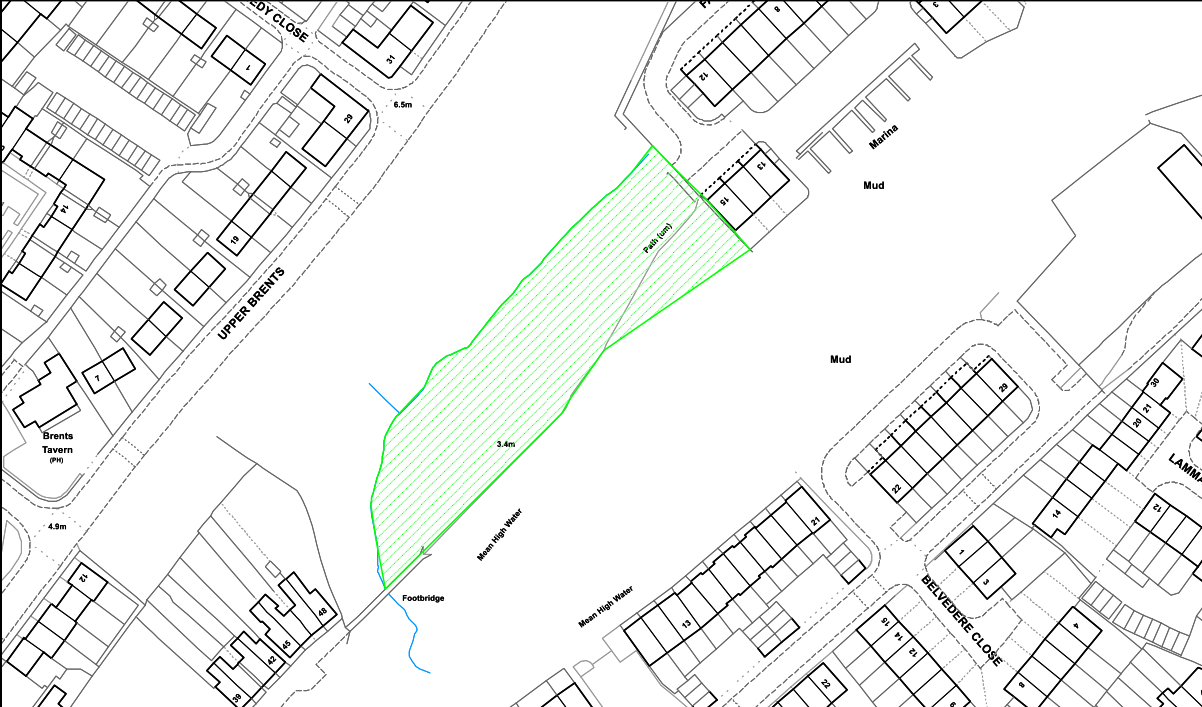
Site reference	LGS/064
Site name and settlement	War memorial and garden, The Street, Hartlip
Site area (ha)	0.1
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – sits within the core of the village surrounded by residential development and a school.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No – This site definitely has historical significance in its remembrance of village residents lost in WWI and II but it is not green and therefore cannot be designated as a Local Green Space.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	The land falls within a conservation area designation however LGS designation would afford additional protection.
Designate as a Local Green Space?	No

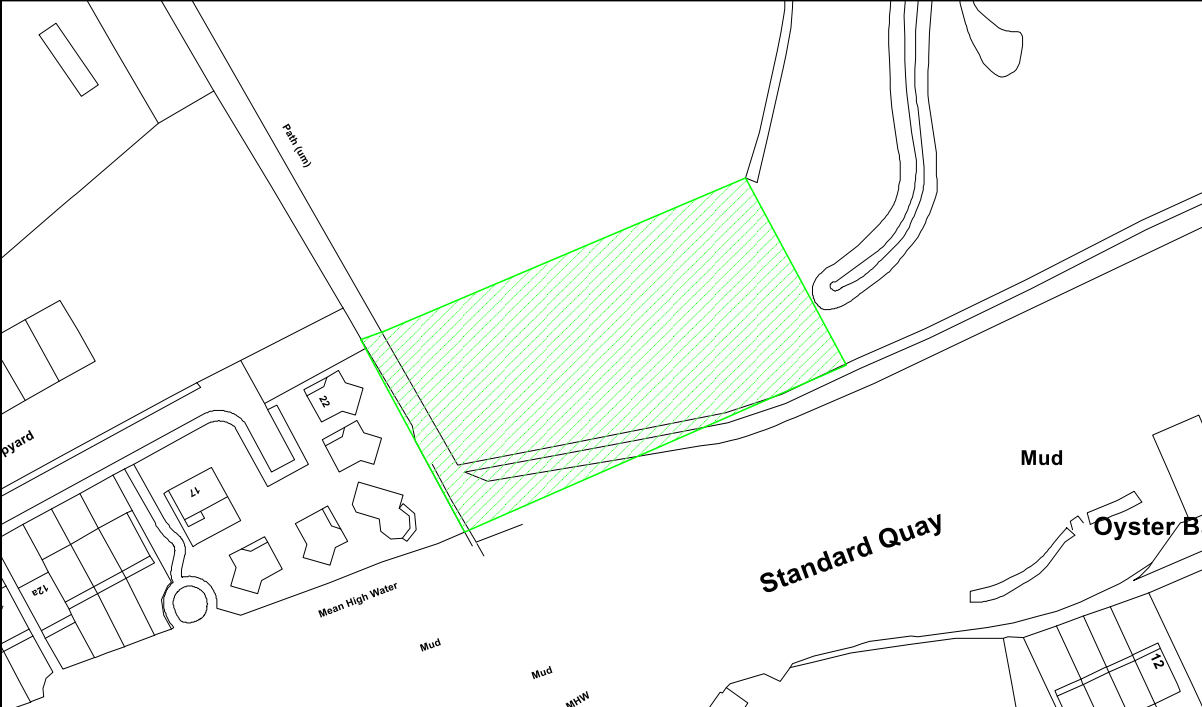
Site reference	LGS/065
Site name and settlement	Rooks View, Keycol Hill, Bobbing
Site area (ha)	0.5
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – partly surrounded by residential development on Keycol Hill.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No – this land forms a play area and adjacent field. It is a very pleasant amenity space but holds no significant value as listed to set it apart from others in the wider area.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	No – fails to meet all the criteria.

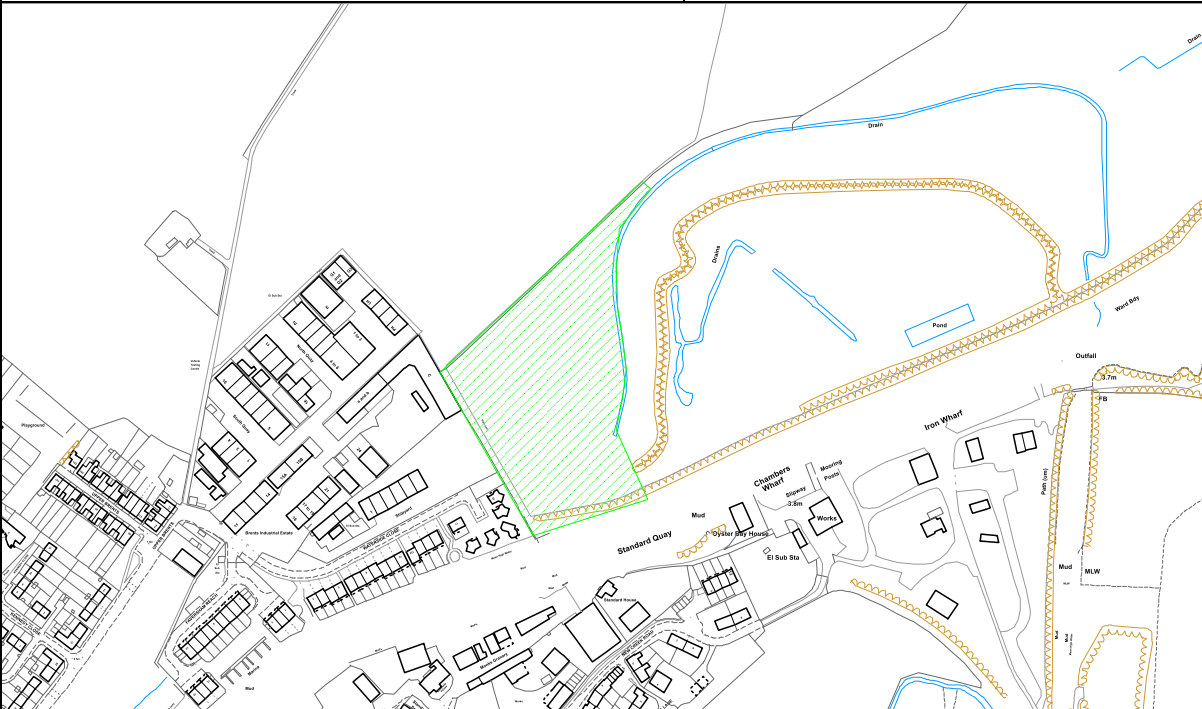
Site reference	LGS/067
Site name and settlement	The Village Pond/The Old Wheel Wash, The Street, Hartlip
Site area (ha)	0.03
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – surrounded by residential development and within walking distance of the majority of the village.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No – Despite holding historical significance in regard to its previous use as a wheelwash, this site is a pond and therefore not a green space. It is hard to justify its designation as a green space.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	The land falls within a conservation area designation but LGS designation would afford additional protection.
Designate as a Local Green Space?	No

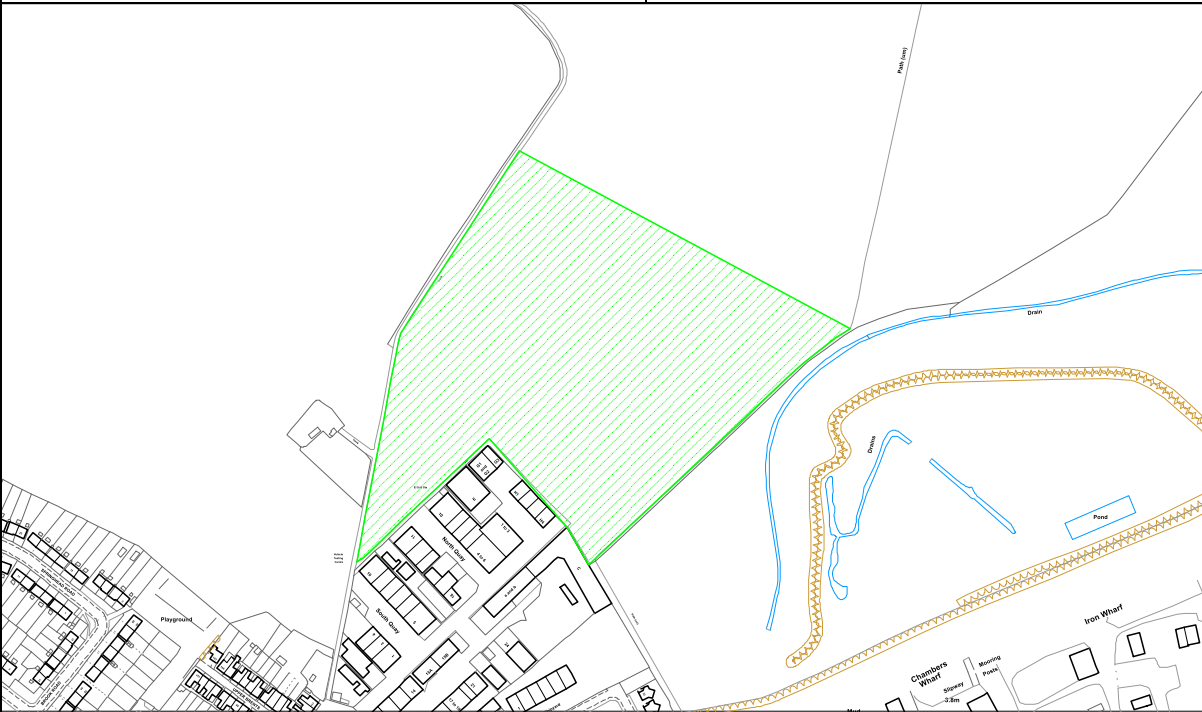
Site reference	LGS/069
Site name and settlement	Land within Barton's Point Coastal Park, Sheerness
Site area (ha)	0.8
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – within walking distance of Sheerness town.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No – this land forms part of Barton's Point Coastal Park and is largely developed. The rest of the park is already a designated LGS. While important to the use of the coastal park, this part of it holds no particular significance as listed to warrant adding it the existing designation.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	The land falls within a local designation for wildlife but LGS designation would afford additional protection.
Designate as a Local Green Space?	No – fails to meet all the criteria.

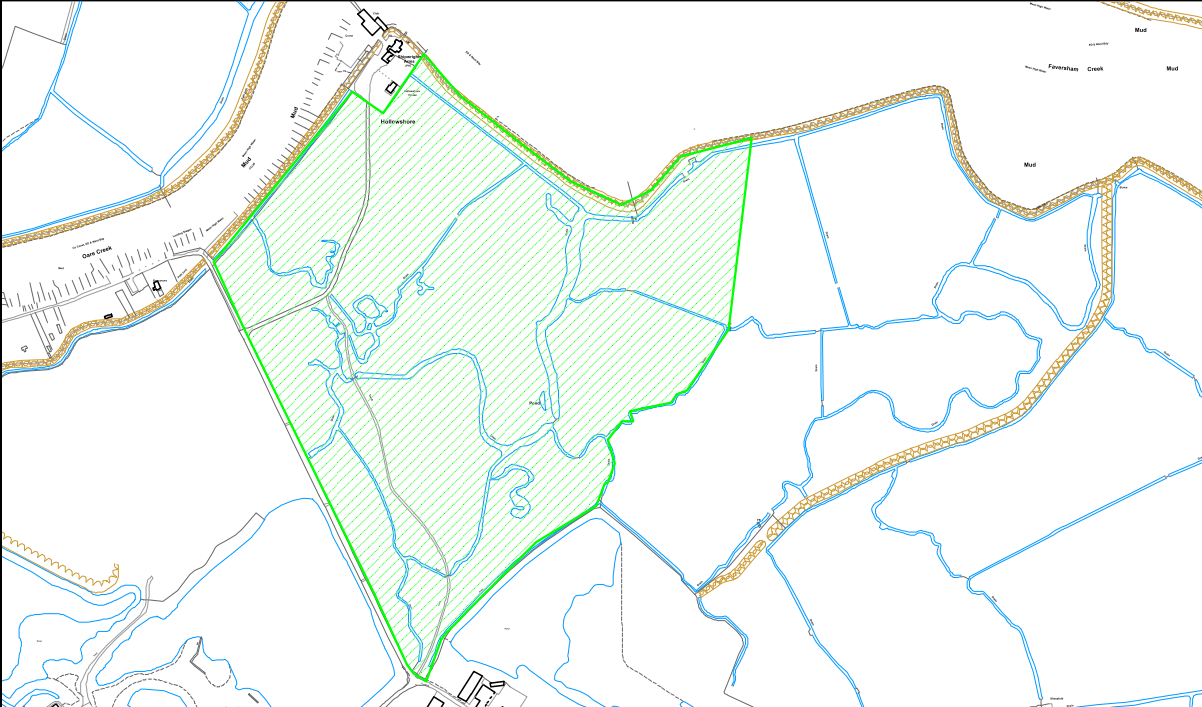
Site reference	LGS/071
Site name and settlement	Bysing Wood, Faversham
Site area (ha)	27
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – fairly close to Faversham town.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	Yes – this land forms part of Bysing Wood. Such dense woodland is not common in the wider, mainly agricultural landscape and it provides a tranquil oasis which is rich in wildlife.
Local in character and not an extensive tract of land?	No – at over 20 ha, this forms an extensive tract of land which is contrary to the aims of LGS designation which seeks smaller, modest space. This does not demean the importance of the woodland, however.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	The land falls within an area designated for biodiversity and its high landscape value, but LGS designation would afford additional protection.
Designate as a Local Green Space?	No – fails to meet all the criteria.

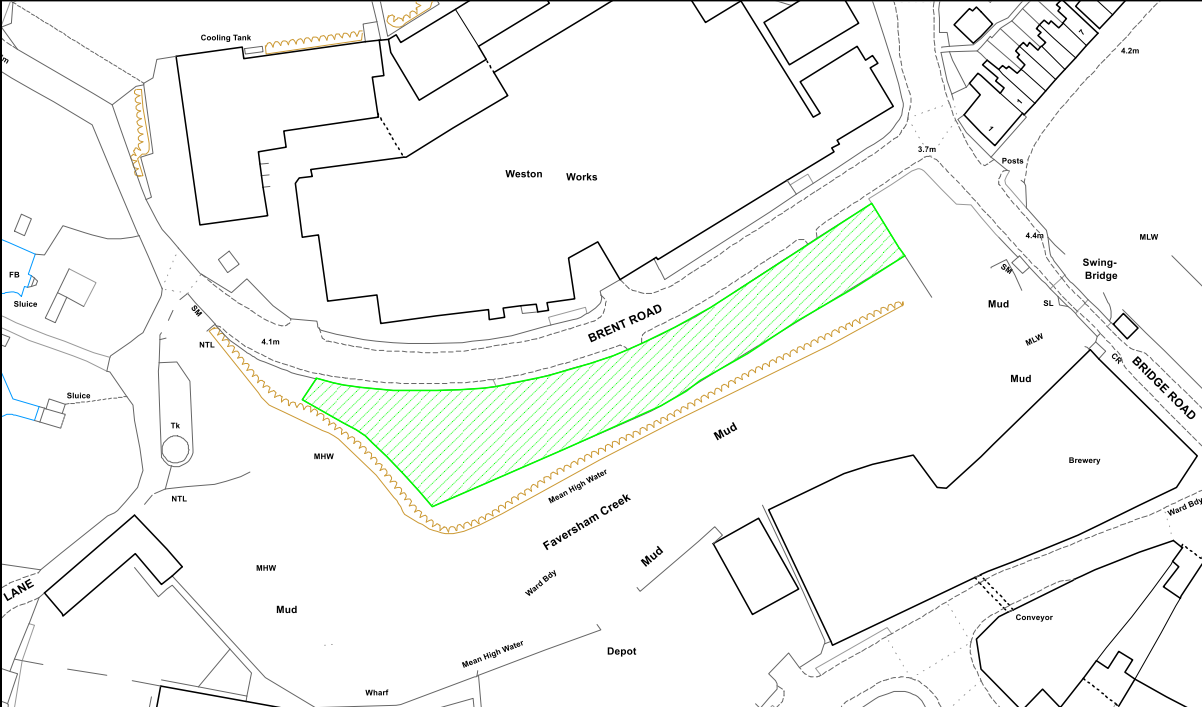
Site reference	LGS/072
Site name and settlement	Crab Island, Front Brents, Faversham
Site area (ha)	0.3
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – within Faversham town.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	Yes – it is the only tidal marsh within the boundary of the town and provides ecosystem services.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	Yes

Site reference	LGS/073
Site name and settlement	Meadow Gap to the SSSI, Faversham
Site area (ha)	0.3
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – within walking distance of dwellings in Faversham town.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No- Although there may be some wildlife, there is no public access or defined boundary to demonstrate particular local significance, with the green area merging into the adjacent SSSI.
Local in character and not an extensive tract of land?	It is modest, but not contained as there is no defined boundary
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	The land falls partly within an area designated for its high landscape value, however LGS designation would afford additional protection.
Designate as a Local Green Space?	No

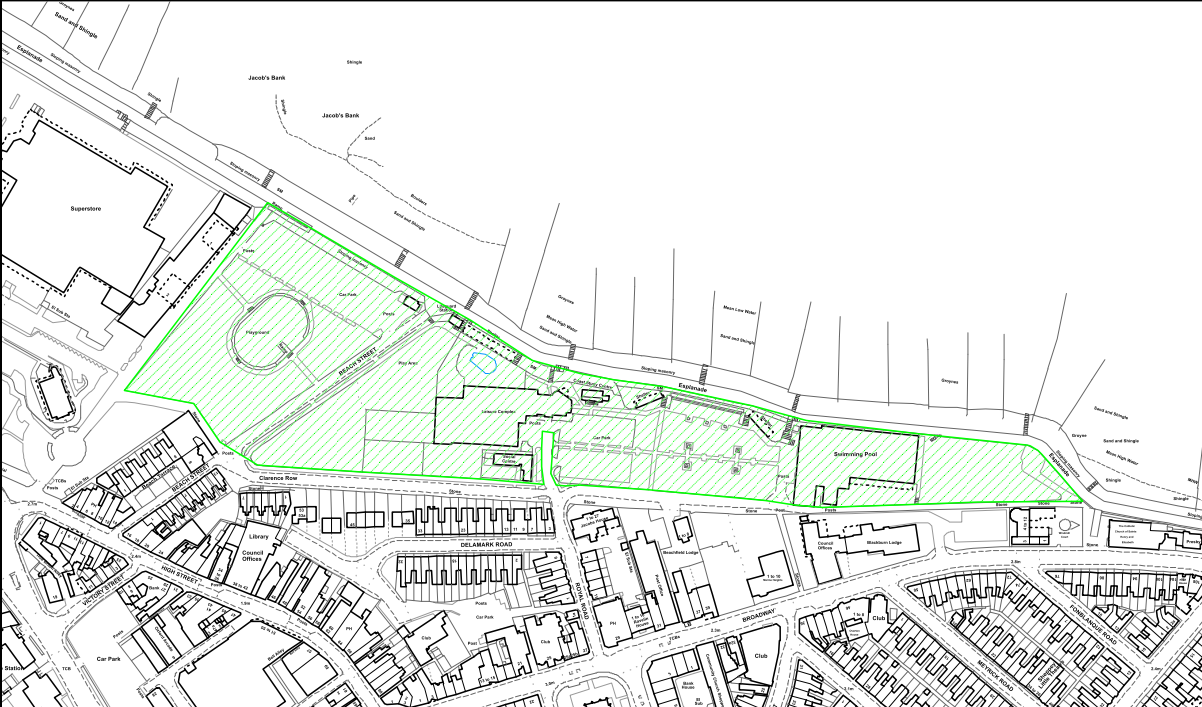
Site reference	LGS/074
Site name and settlement	Faversham Creek to the SSSI, Faversham
Site area (ha)	1.7
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – within walking distance of dwellings in Faversham town.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No, Similar to site 073 (which is also incorporated into part of this site) although there may be some wildlife, there is no public access or defined boundary to demonstrate particular local significance, with the green area merging into the adjacent SSSI.
Local in character and not an extensive tract of land?	Fairly modest in size, but not really contained- it merges into an SSSI.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	The land falls partly within an area designated for its high landscape value, however LGS designation would afford additional protection.
Designate as a Local Green Space?	No

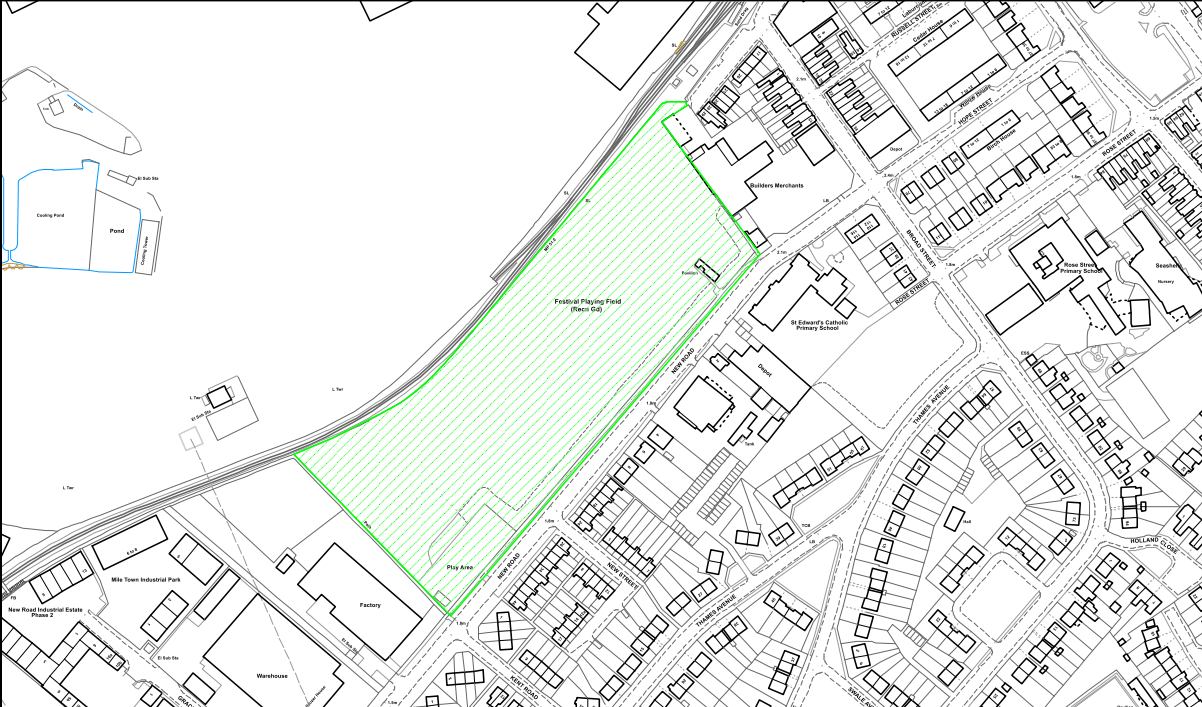
Site reference	LGS/076
Site name and settlement	Fields from Upper Brents towards Faversham Creek, Faversham
Site area (ha)	4.6
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – close to dwellings to the north east of Faversham.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	Yes – this area provides a buffer for the SSSI and the footpaths on this site are heavily used by the local community.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	Part of the land falls within a local biodiversity designation but LGS designation would afford additional protection.
Designate as a Local Green Space?	Yes

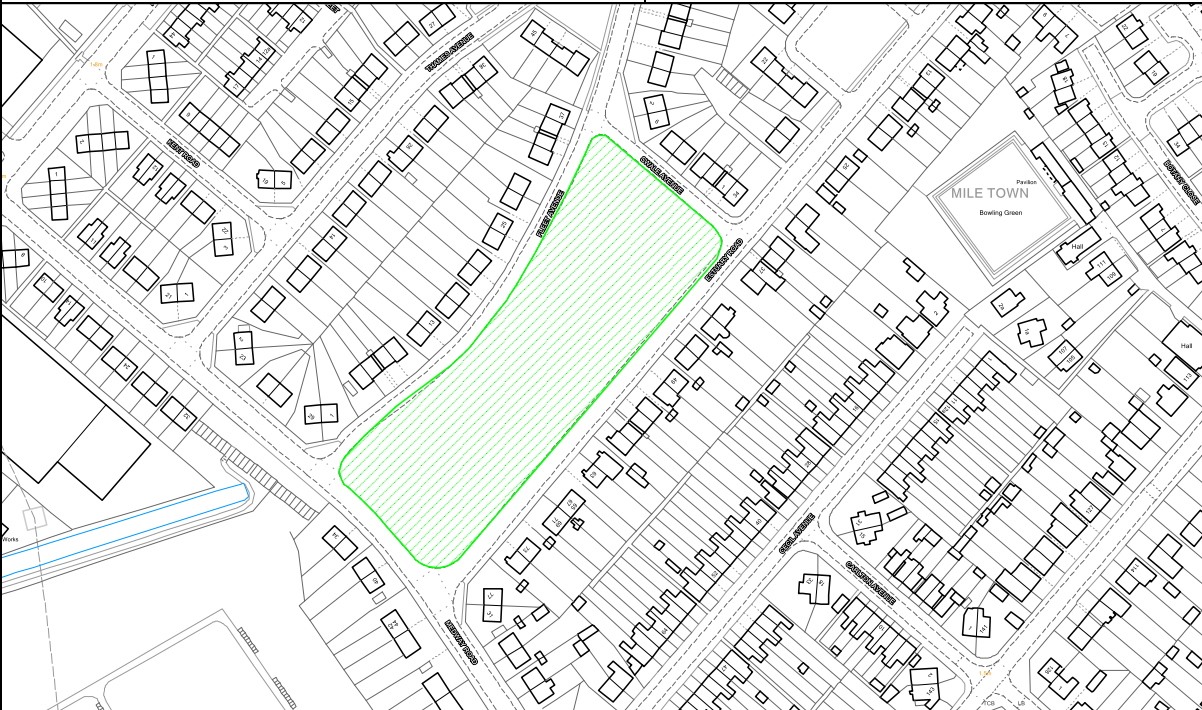
Site reference	LGS/077
Site name and settlement	Fields on the either side of Ham Road, Oare
Site area (ha)	27.5
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – within walking distance of dwellings in Oare.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	Yes – this land forms part of Ham Marshes which are nationally designated (as part of the SSSI) for their richness of wildlife. The area also holds a beauty and tranquillity.
Local in character and not an extensive tract of land?	No – at over 20 ha, the land is extensive and contrary to the aims of LGS designations which seek smaller, more modest spaces.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	The land is covered by SSSI and high landscape value designations and is already significantly protected. LGS designation would not afford significant additional protection.
Designate as a Local Green Space?	No – fails to meet all the criteria.

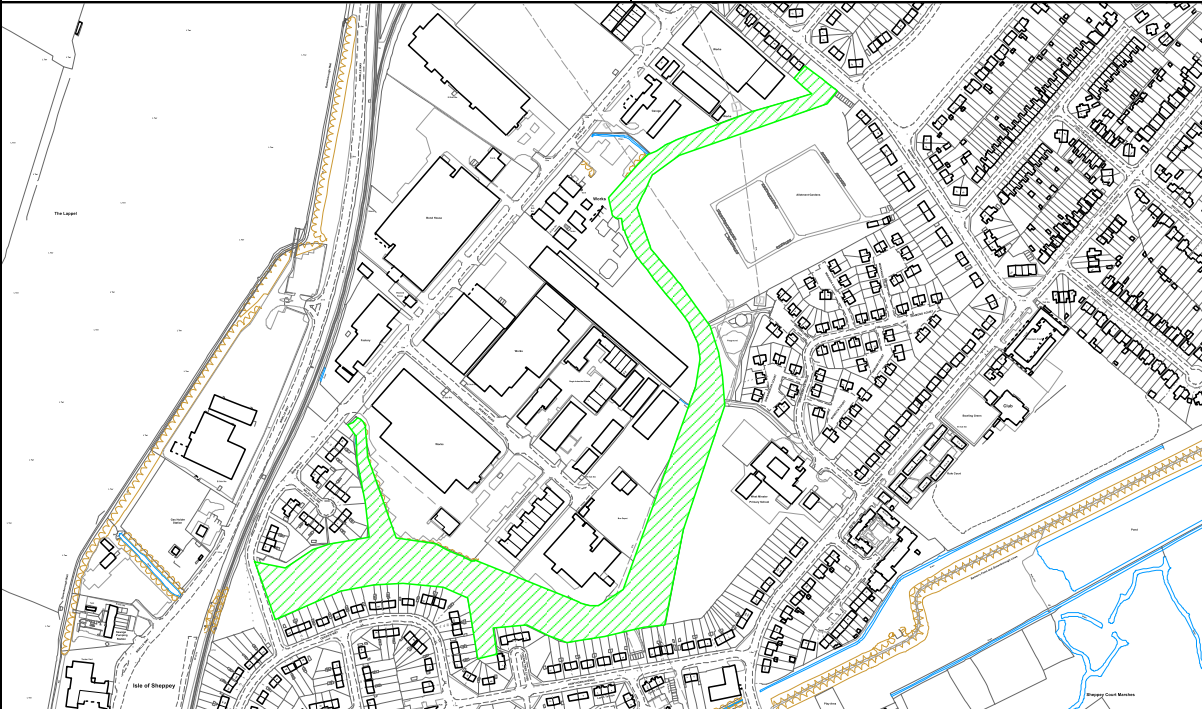
Site reference	LGS/078
Site name and settlement	Footpath parallel to Brent Road, Faversham
Site area (ha)	0.2
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – within Faversham town.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	Yes – this land forms a green link along Faversham Creek's tidal basin which holds a richness of wildlife and connects to the wider marshes.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	Yes

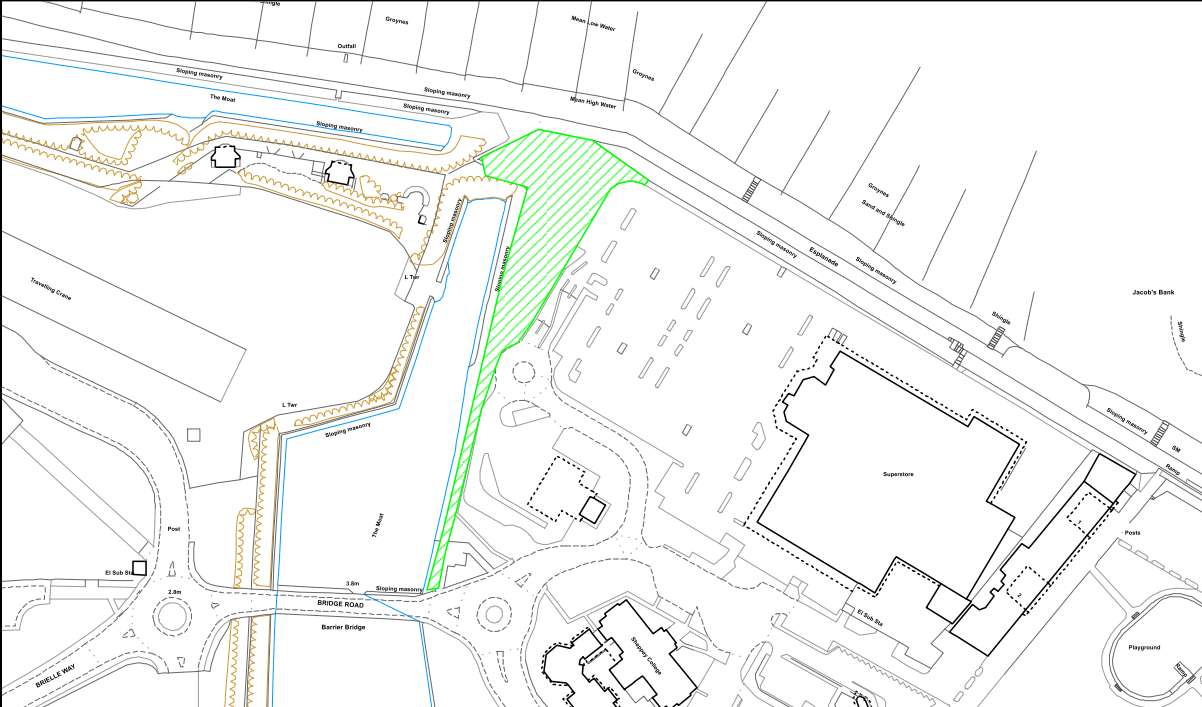
Site reference	LGS/079
Site name and settlement	Playing area and field adjacent to Vincent Gardens, Sheerness
Site area (ha)	0.6
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – within Sheerness town.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No – this is a playing area and field and, while all such amenity spaces are of value to the community, particularly in urban locations, it holds no particular significance as listed which sets it apart from others in the wider area.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	No – fails to meet all the criteria.

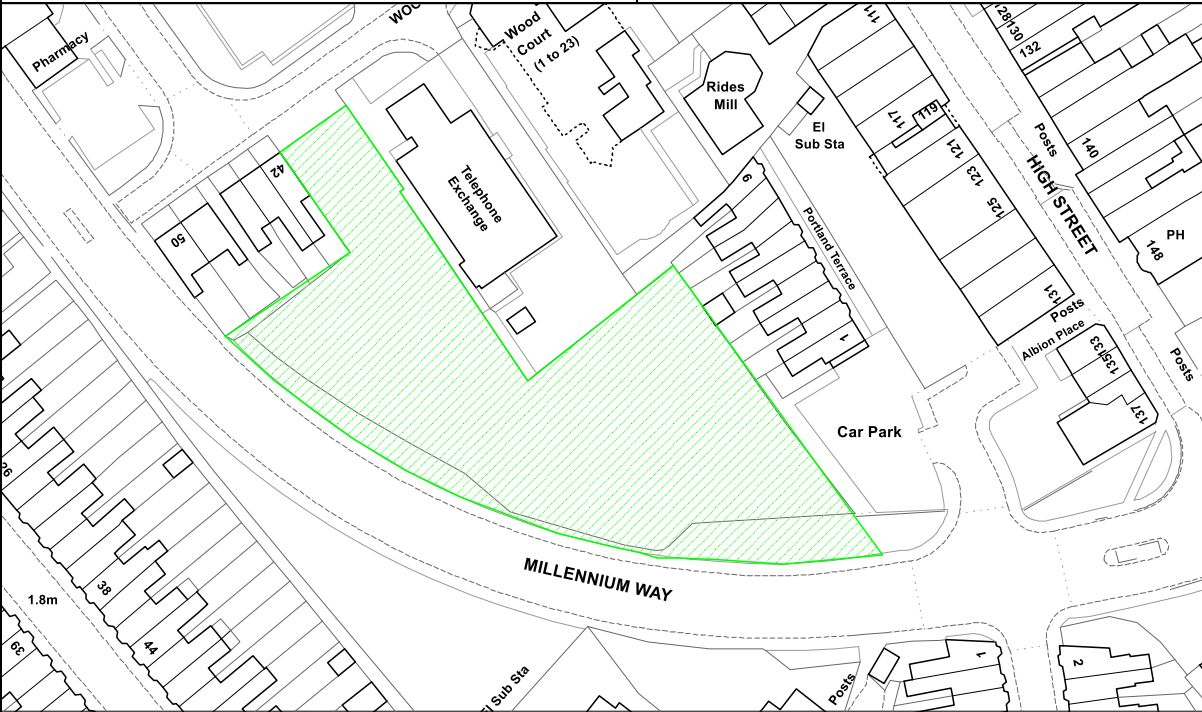
Site reference	LGS/080
Site name and settlement	Beachfields Park, Sheerness
Site area (ha)	3.8
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – within Sheerness town.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No – this land contains the Sheppey Leisure Complex and Healthy Living Centre with some surrounding amenity space. Clearly an important part of the community, the majority of the land is not ‘green space’ and that which is does not hold a particular significance as listed so set it apart from others in the wider area.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	No – fails to meet all the criteria.

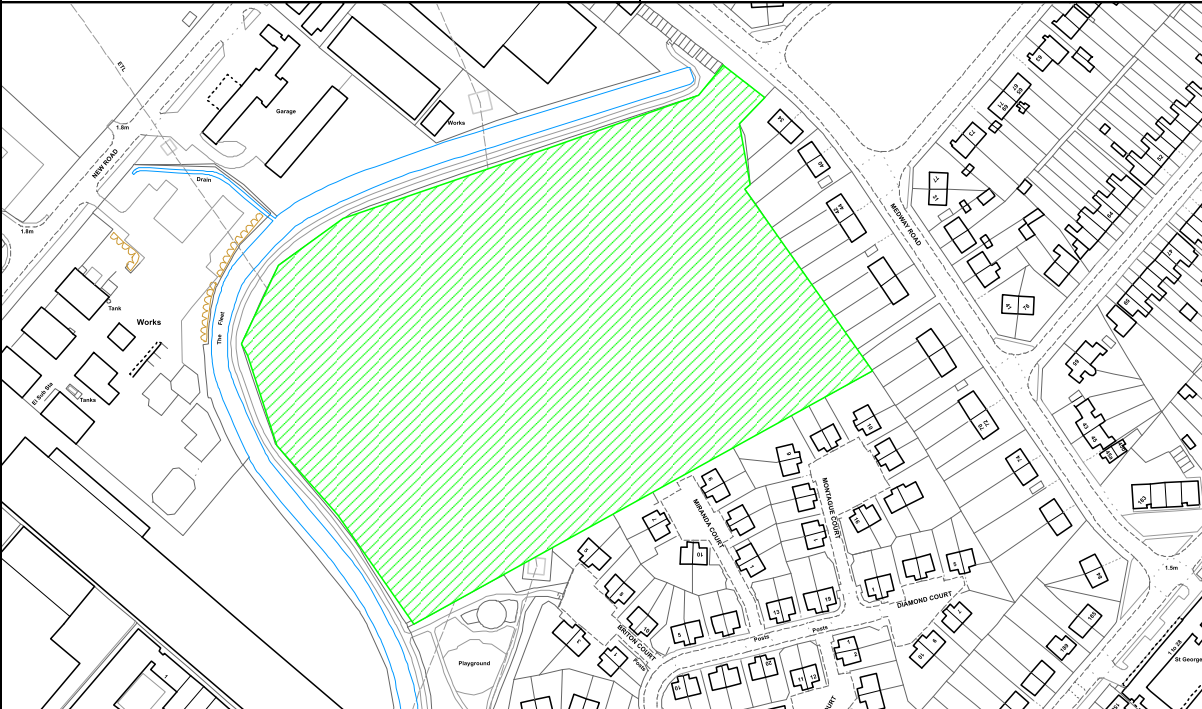
Site reference	LGS/081
Site name and settlement	Festival Playing Field, New Road, Sheerness
Site area (ha)	2.9
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – within walking distance Sheerness town.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	Yes –. This site holds great recreational value from sports to dog walking.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	Yes

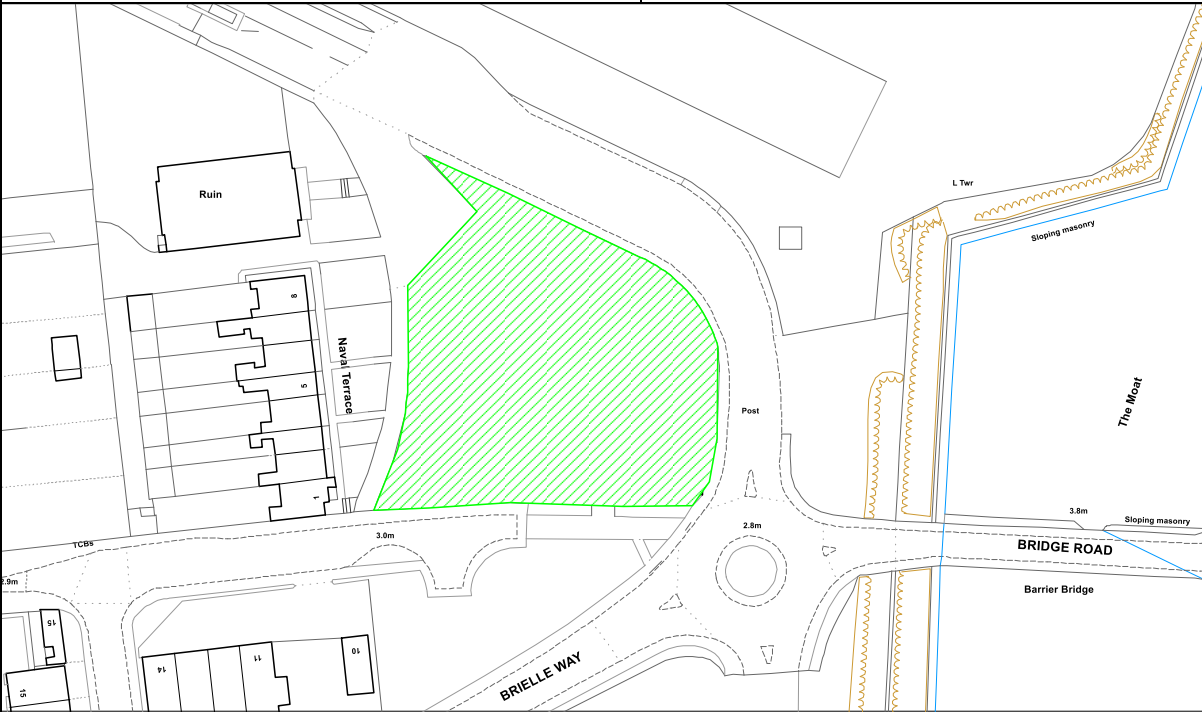
Site reference	LGS/082
Site name and settlement	Green adjacent to Estuary Road and Fleet Road, Sheerness
Site area (ha)	1.1
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – within Sheerness town.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	Yes – this amenity space stands out from others within the area. Its tree lined boundary, with a green, open area running through it, provides a particular beauty to an otherwise highly urbanised location.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	Yes

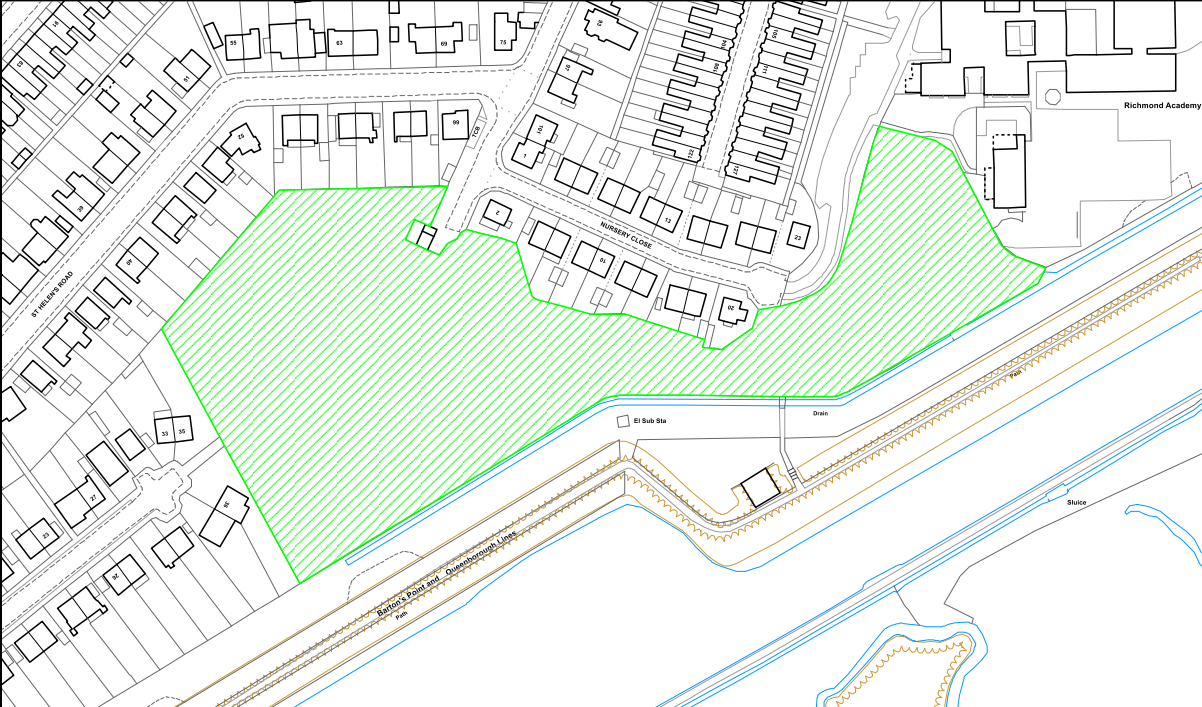
Site reference	LGS/084
Site name and settlement	The Fleet, Sheerness
Site area (ha)	14.1
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – within Sheerness town.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	Yes – this is a small waterway separate to the Queenborough Lines. A footpath and cycle path gives this space a recreational significance, and the waterway attracts a richness of wildlife. Although in need of maintenance, this is a space of unique beauty.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	Yes

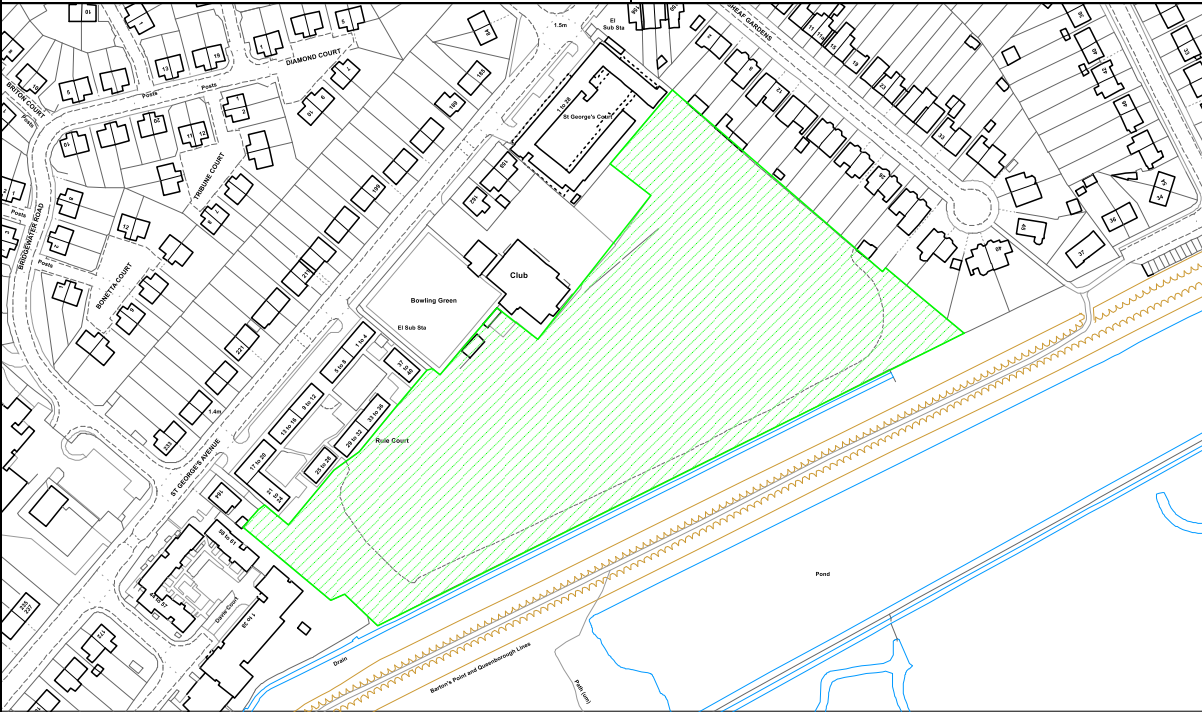
Site reference	LGS/085
Site name and settlement	Green space, west of Tesco, Sheerness
Site area (ha)	0.4
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – within Sheerness town.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No – this piece of amenity land sits between a supermarket car park and The Moat. While linking to the important scheduled monument of The Moat, the land in itself holds no particular significance as listed which sets it apart from other connecting amenity spaces in the area.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	No – fails to meet all the criteria.

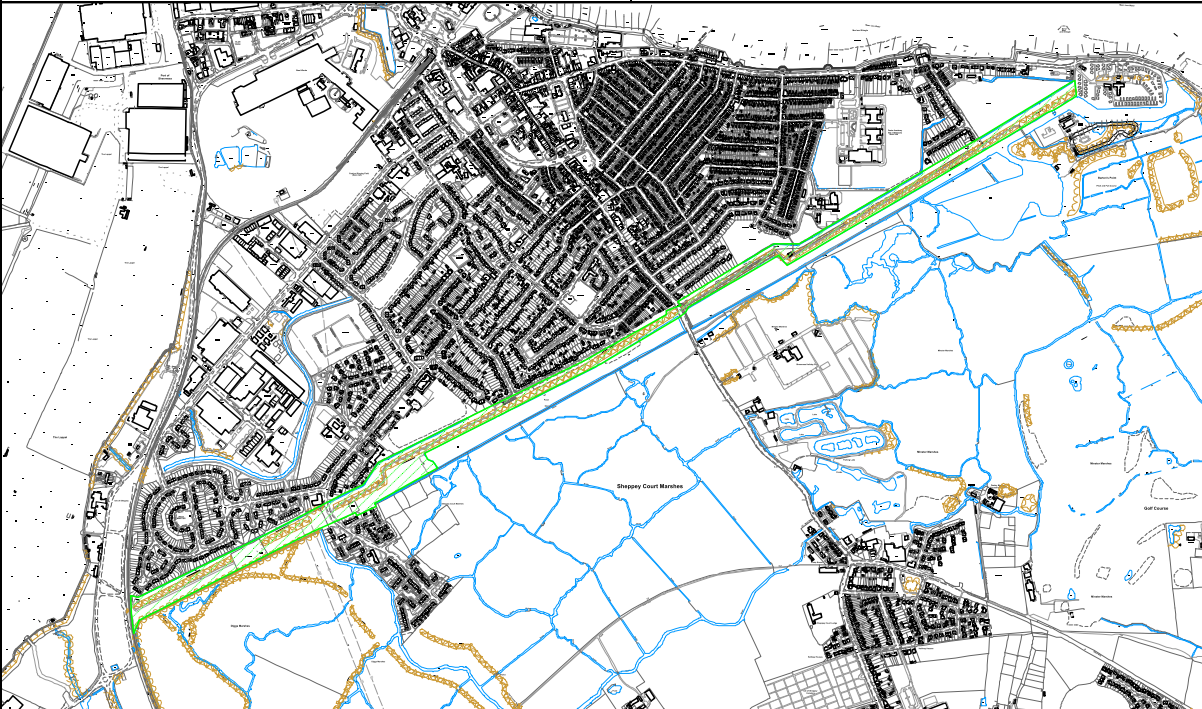
Site reference	LGS/086
Site name and settlement	Land adjacent to Millennium Way, south of Rides Windmill, Sheerness
Site area (ha)	0.3
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – within Sheerness town.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No – this amenity space softens an urban edge of the town but holds no significance as listed which sets its qualities above that of other such spaces within the area.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	Yes – this land has extant planning permission for residential development.
Could designation endure beyond the end of the plan period?	No – as above.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	No – fails to meet all the criteria.

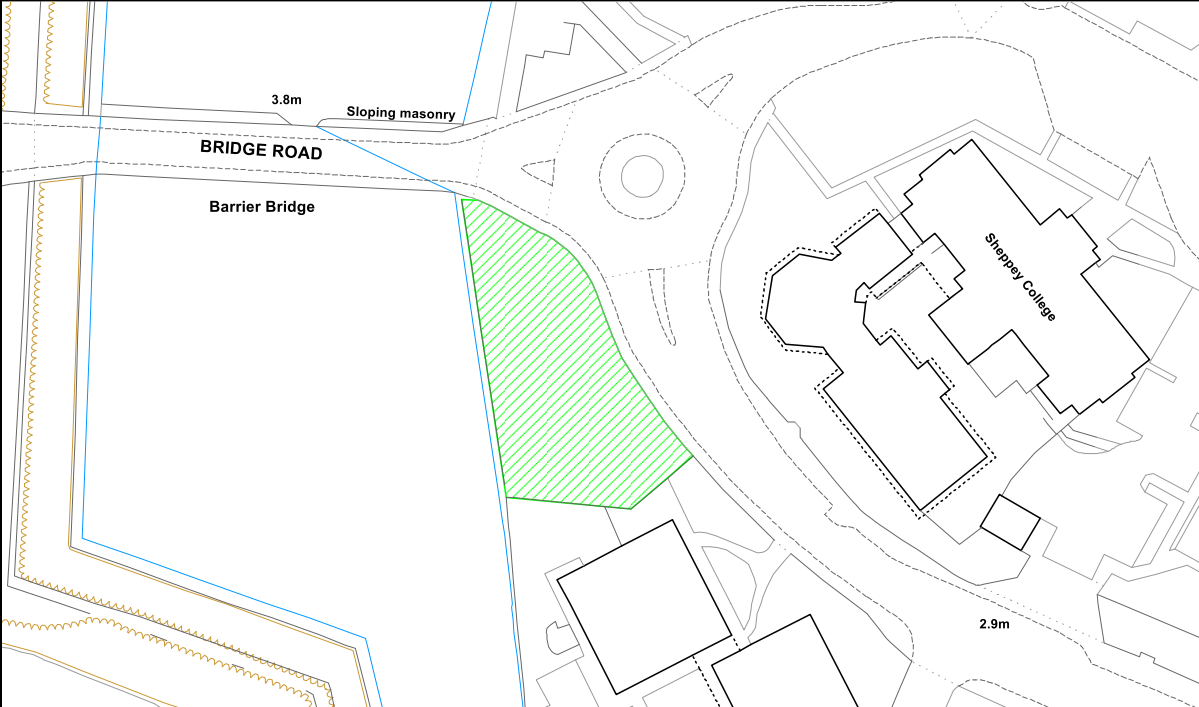
Site reference	LGS/087
Site name and settlement	Allotments, Medway Road, Sheerness
Site area (ha)	3.3
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – partly surrounded by residential development in Sheerness town.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	Yes – allotments provide great recreational value as well as an environment which promotes a richness of wildlife. They are of particular significance here considering the densely urbanised location.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	Yes

Site reference	LGS/088
Site name and settlement	The Paddock adjacent to Garrison Road, Sheerness
Site area (ha)	0.4
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – within walking distance of Sheerness town.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	Yes – the land forms attractive amenity space to the front of Naval Terrace. The dwellings in Naval Terrace are all listed and this lands holds a linked, historic significance.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	Yes – the land has extant planning permission and is unlikely to remain in its current form.
Could designation endure beyond the end of the plan period?	No – as above.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	The land falls within a conservation area designation but LGS designation would afford additional protection.
Designate as a Local Green Space?	No – fails to meet all the criteria.

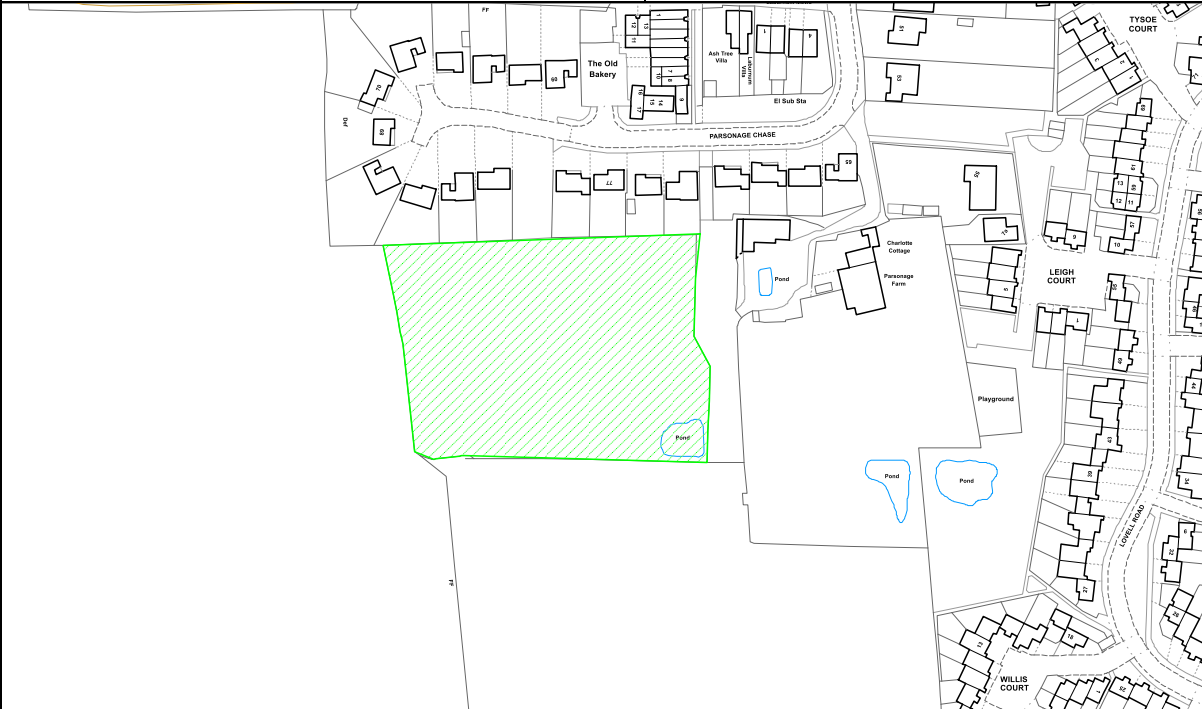
Site reference	LGS/089
Site name and settlement	Allotments, Nursery Close, Sheerness
Site area (ha)	1.7
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – surrounded by residential development in Sheerness town.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	Yes – allotments provide a haven for, and richness of, wildlife as well as having significant recreational value. They are of particular significance here due to the highly urbanised surroundings where such spaces are limited. This land also provides a view towards the Queenborough Lines which falls within a scheduled monument designation.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	The land is covered by an Important Local Countryside Gap designation but LGS designation would afford additional protection.
Designate as a Local Green Space?	Yes

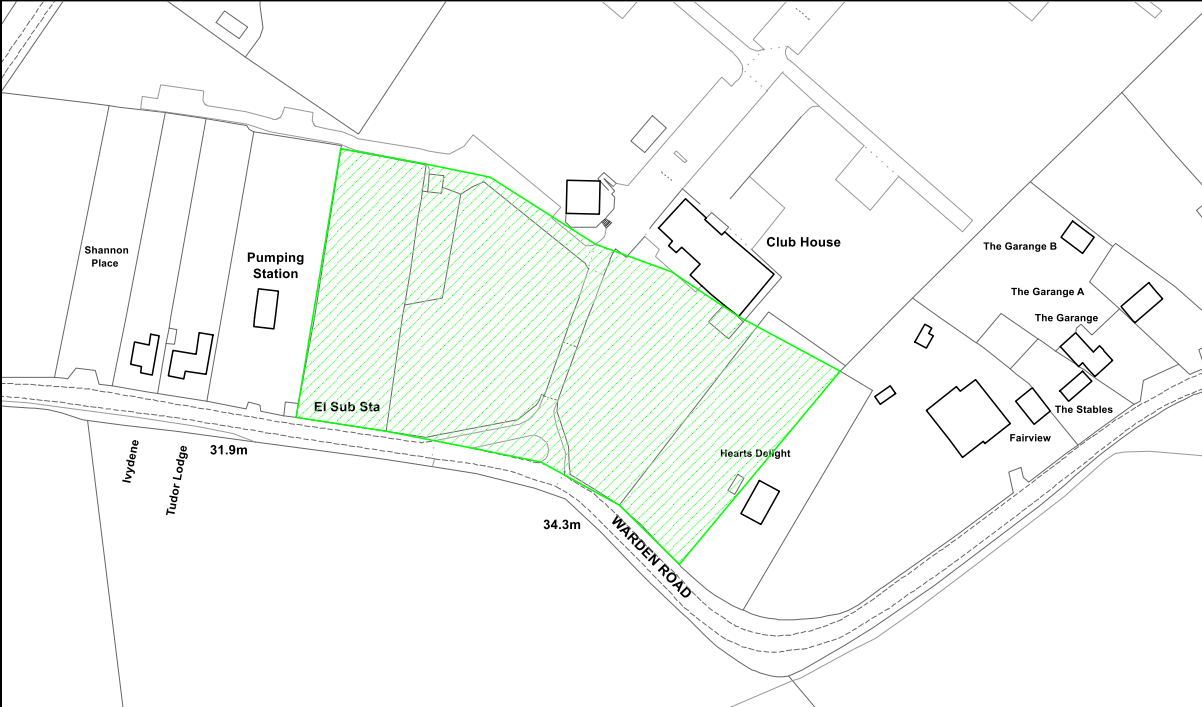
Site reference	LGS/090
Site name and settlement	Sports field, Co-op sports and Social Club, Sheerness
Site area (ha)	2.5
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – surrounded by dwellings in Sheerness town.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	Yes – this sports field to the rear of a sports and social club holds a recreational value for the community which is of particular importance in such a densely urbanised town. Furthermore, it provides views to the Queenborough Lines which fall within a scheduled monument designation.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	The land falls within an Important Local Countryside Gap designation, however LGS designation would afford additional protection.
Designate as a Local Green Space?	Yes

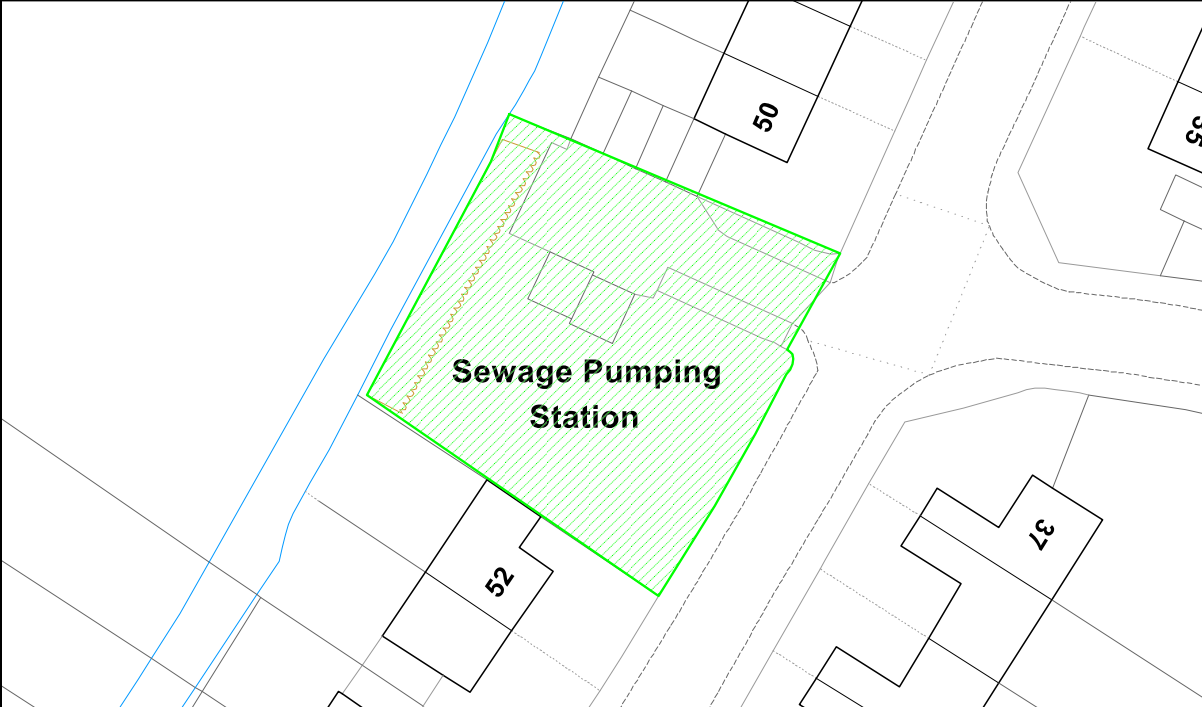
Site reference	LGS/091
Site name and settlement	Queenborough Lines, Sheerness
Site area (ha)	14.1
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – within walking distance of much of Sheerness town.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	Yes – the Queenborough Lines form the last earthwork defensive line constructed in the country and hold a very significant historic value. Today, they have developed a richness of wildlife and hold a recreational value for the town.
Local in character and not an extensive tract of land?	No – This site is too large and spans over 3.5km therefore it is an extensive track of land.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	The land falls within a scheduled monument designation but LGS designation could afforded additional protection.
Designate as a Local Green Space?	No

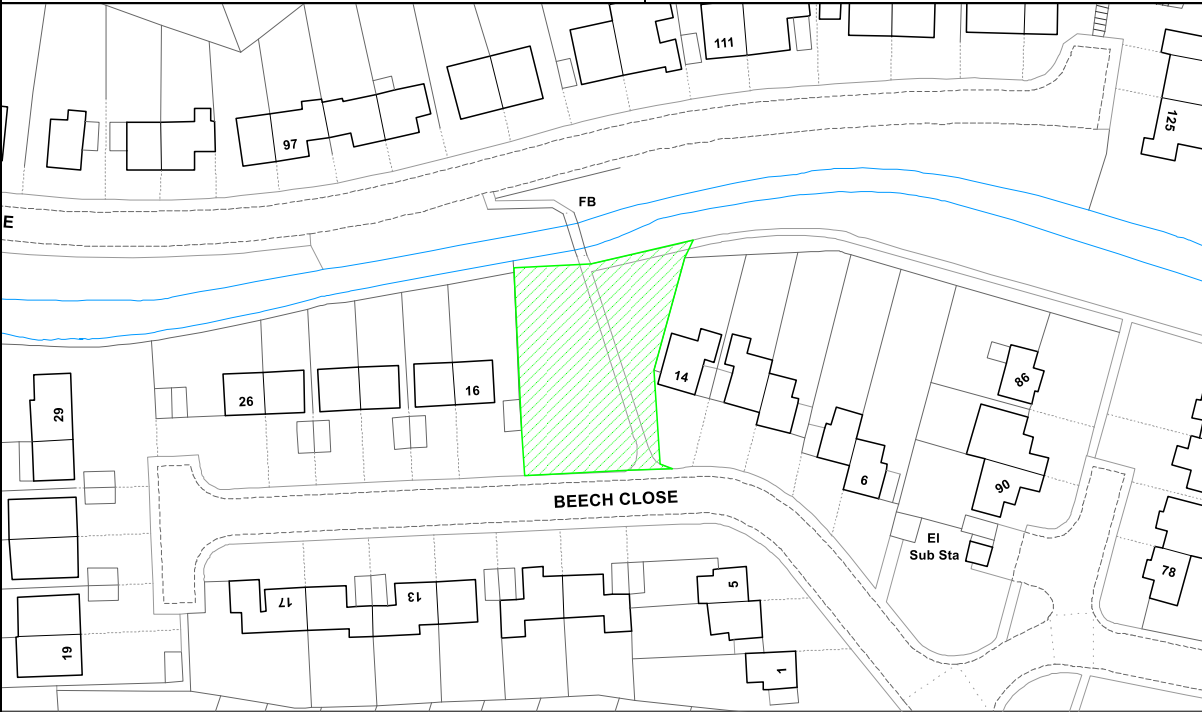
Site reference	LGS/092
Site name and settlement	Land at Bridge Road, Sheerness
Site area (ha)	0.1
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – within Sheerness town.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No – this land forms a pleasant amenity space adjacent to The Moat. While attractive, it holds no particular significance as listed which sets it apart from the other such amenity spaces in the wider area.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	No – fails to meet all the criteria.

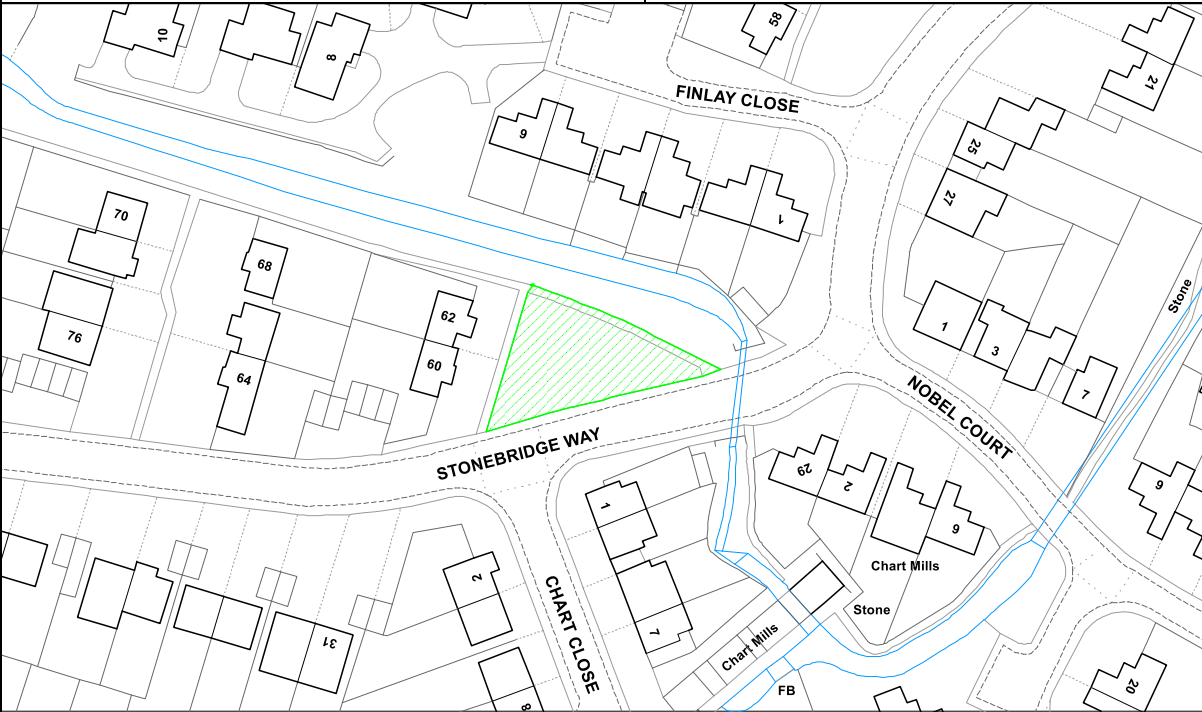
Site reference	LGS/093
Site name and settlement	Plover Road play area, Minster
Site area (ha)	0.05
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – within Minster.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No – while all amenity spaces are of value, this play area holds no significance as listed and is not discernible from others in the wider area.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	No – fails to meet all the criteria.

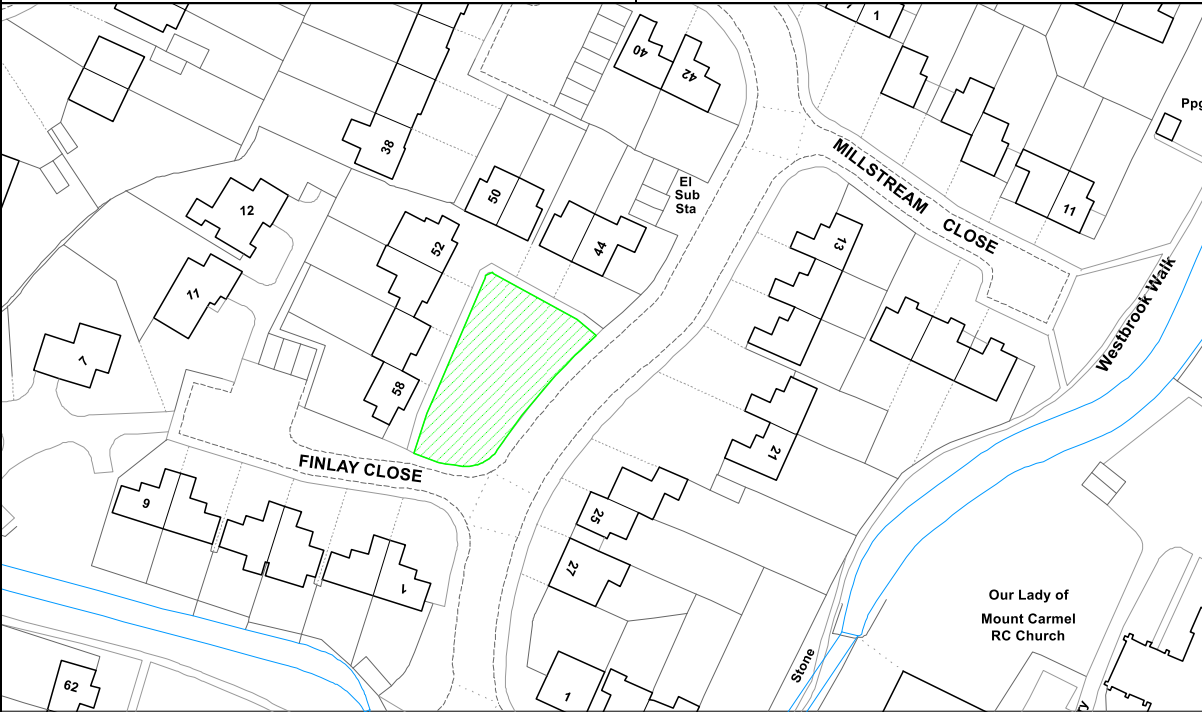
Site reference	LGS/094
Site name and settlement	The Old Orchard, Parsonage Chase, Minster
Site area (ha)	0.7
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – close to dwellings in Minster.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No – This piece of land is now severely overgrown and the entrance is no blocked.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No – the land forms part of a recently granted planning permission, however this part of site is to be retained (and enhanced).
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	No

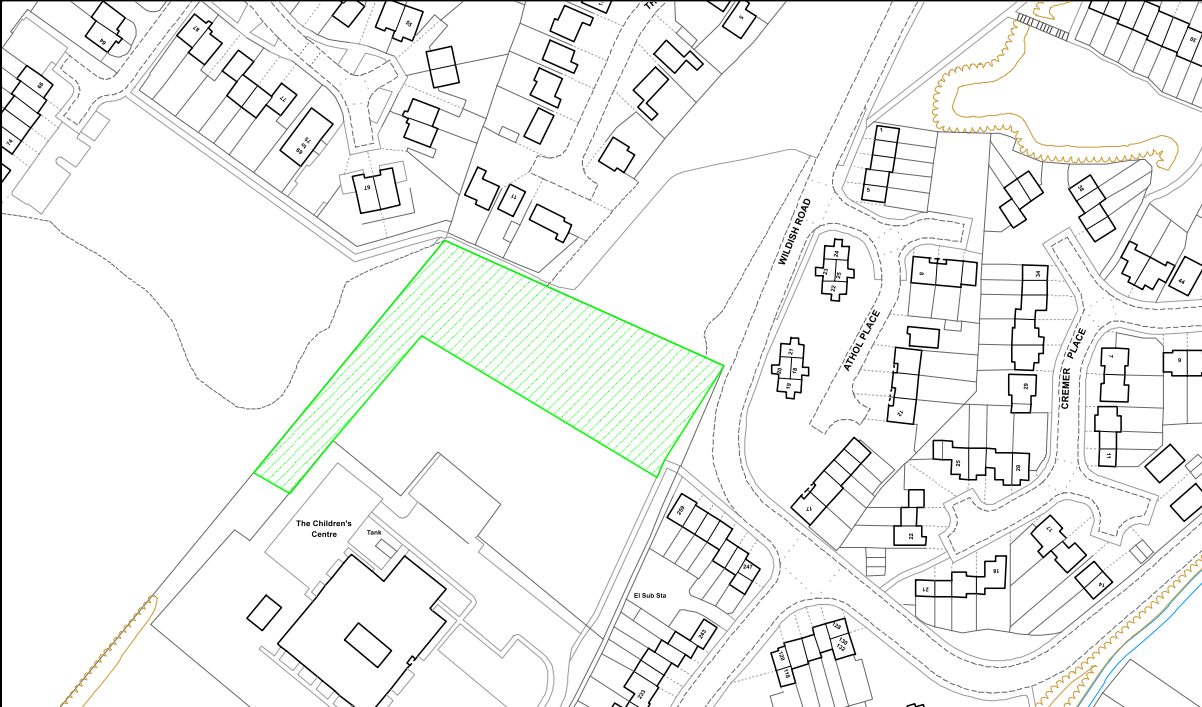
Site reference	LGS/102
Site name and settlement	Shurland Dale holiday park frontage
Site area (ha)	1.3
	
Is the green space:	
In reasonably close proximity to the community it serves?	No – the land serves a holiday park rather than a local community per se.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No – the land serves the entrance to a holiday park, and while a pleasant amenity space, holds no particular significance as listed.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	No – fails to meet all the criteria.

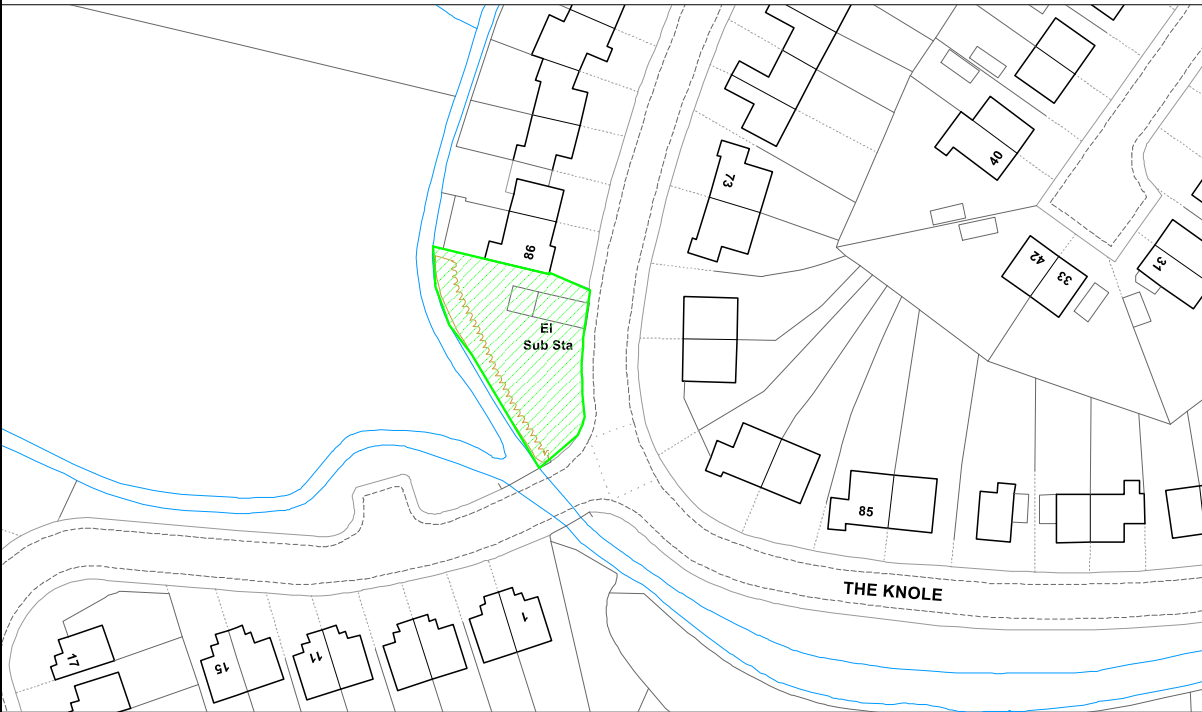
Site reference	LGS/104
Site name and settlement	Pumping station, The Knole, Faversham
Site area (ha)	0.07
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – within Faversham town.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No – the land is adjacent to an existing LGS designation at The Knole which is heavily wooded. In isolation, this land forms a grassed outlet from it and holds no significance in itself to warrant inclusion with this existing designation.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	No – fails to meet all the criteria.

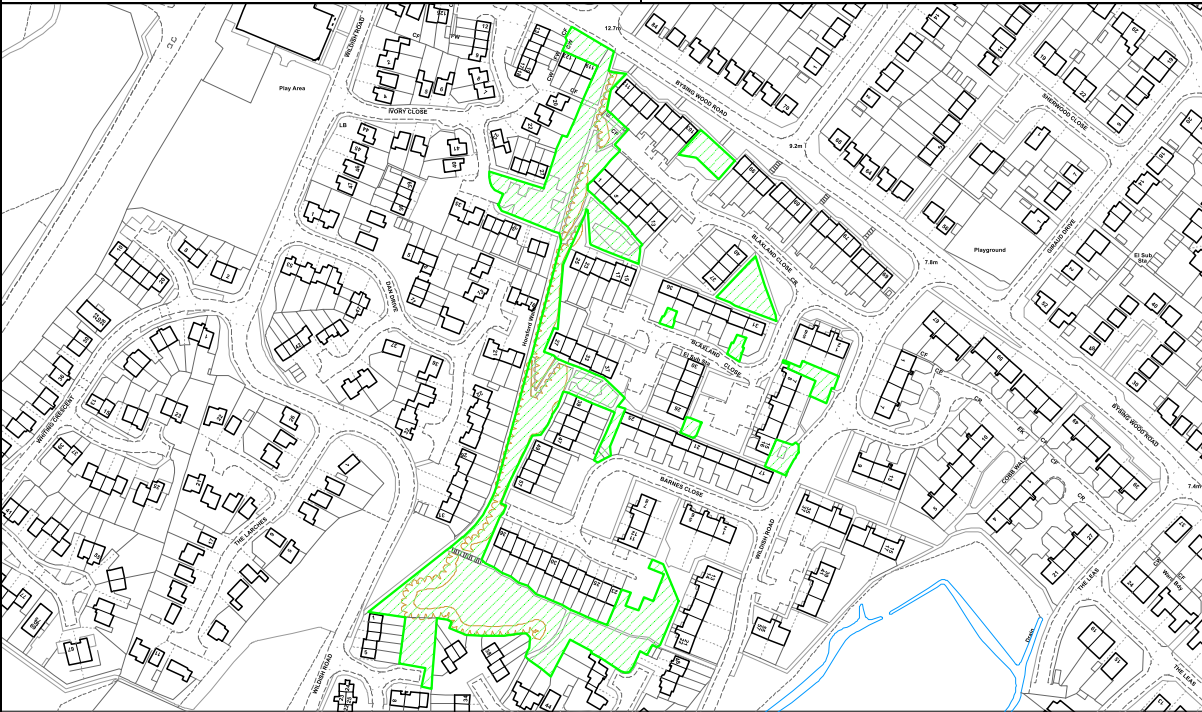
Site reference	LGS/106
Site name and settlement	Footpath to The Westbrook stream, Beech Close, Faversham
Site area (ha)	0.09
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – within Faversham town.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No – the land forms an entrance to the Westbrook which is an existing LGS designation. In itself, it has no particular quality as listed which would warrant expanding the designation.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	No – fails to meet all the criteria.

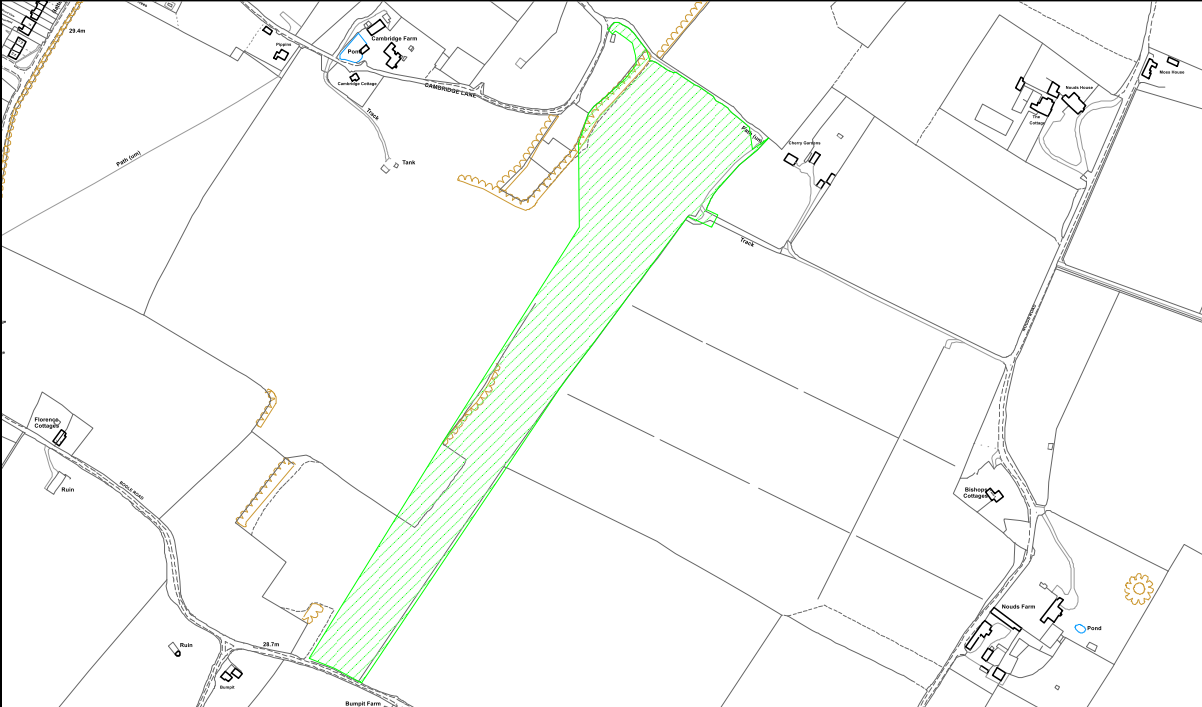
Site reference	LGS/107
Site name and settlement	Willow Tree green, Stonebridge Way (opposite Chart Close), Faversham
Site area (ha)	0.05
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – within Faversham town.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No – the land forms an entrance to The Westbrook stream which is an existing LGS designation. In itself, it holds no particular quality as listed which would warrant expanding the existing designation.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	No – fails to meet all the criteria.

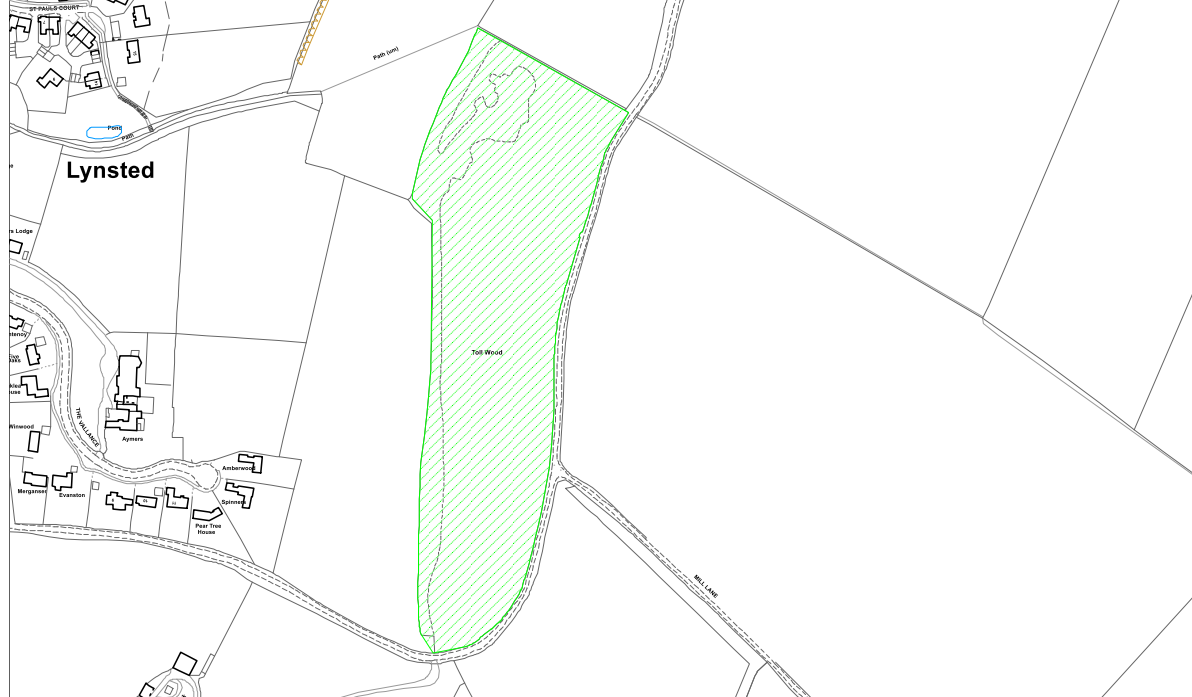
Site reference	LGS/108
Site name and settlement	The green on Stonebridge Way (adjacent Finlay Close), Faversham
Site area (ha)	0.05
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – within the town of Faversham.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No – this land forms a pleasant amenity space which softens the urban features of the estate. However, such spaces are commonplace throughout the Borough and there is no distinctive quality here as listed which sets it apart from them.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	No – fails to meet the criteria.

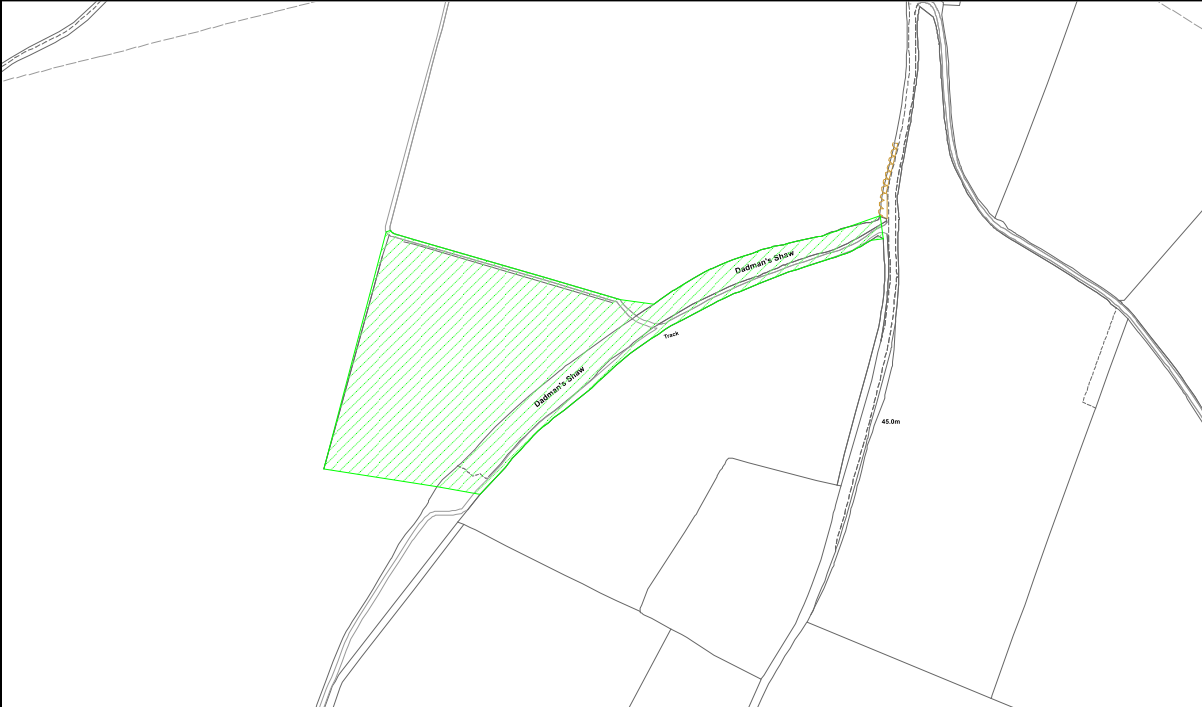
Site reference	LGS/109
Site name and settlement	Woodland at Wildish Road, Faversham
Site area (ha)	0.4
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – within Faversham town.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	Yes – this piece of land sits between 2 existing LGS designations. It is similarly heavily wooded to one of them, and the nearby designation at The Knole, which are unique being within an otherwise urbanised town. It similarly provides a tranquillity and richness of wildlife.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	Yes – the land is, and proposed to remain, allocated for residential development.
Could designation endure beyond the end of the plan period?	No – as above.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	Yes

Site reference	LGS/110
Site name and settlement	Sub-station/community orchard at The Knole, Faversham
Site area (ha)	0.06
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – within Faversham town.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No – this piece of land forms a mainly grassed outlet from the existing LGS designation at The Knole. While all amenity space adds value, it presents as a roadside verge which holds no particular significance as listed and does not warrant inclusion with the existing designation.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	No – fails to meet all the criteria.

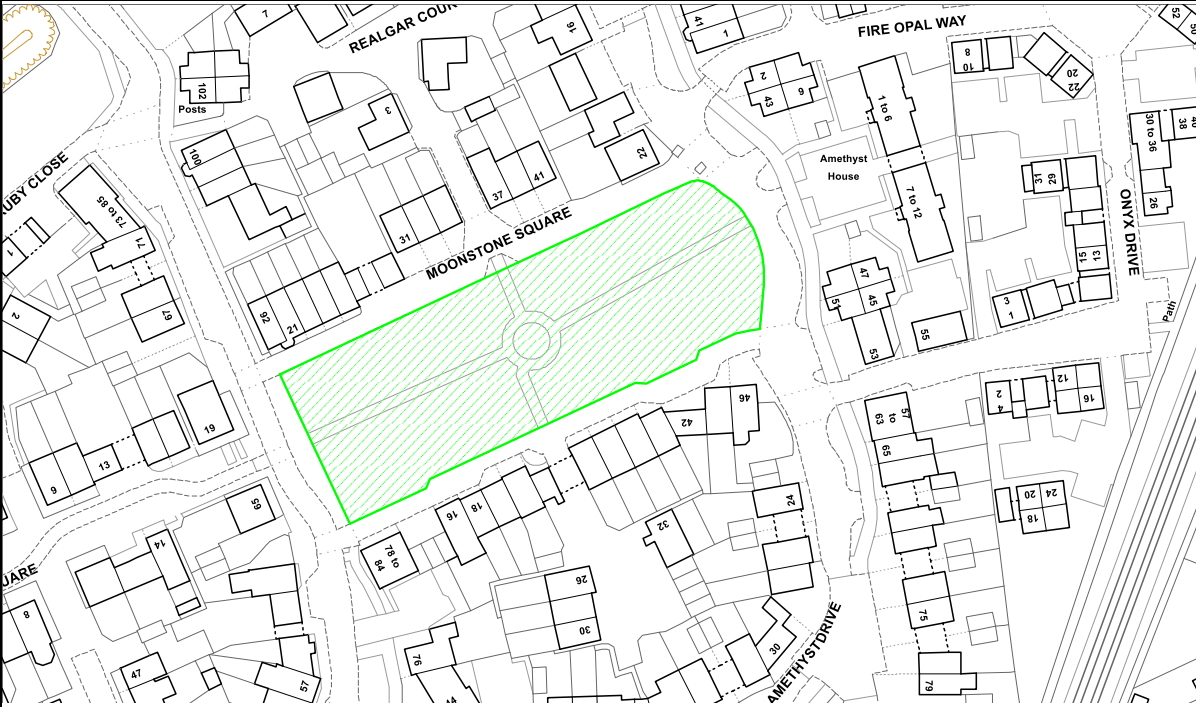
Site reference	LGS/115
Site name and settlement	Ball court, green walkways and open spaces within the Moat estate, Faversham
Site area (ha)	1.1
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – within Faversham town.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No – this land forms various amenity spaces within a housing estate. Its southern extent is adjacent to an existing LGS designation. While softening the urban environment and providing open space, it holds no particular significance as listed which sets its qualities apart from other such amenity spaces in the wider area. It does not warrant an addition to the existing designation.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	No – fails to meet all the criteria.

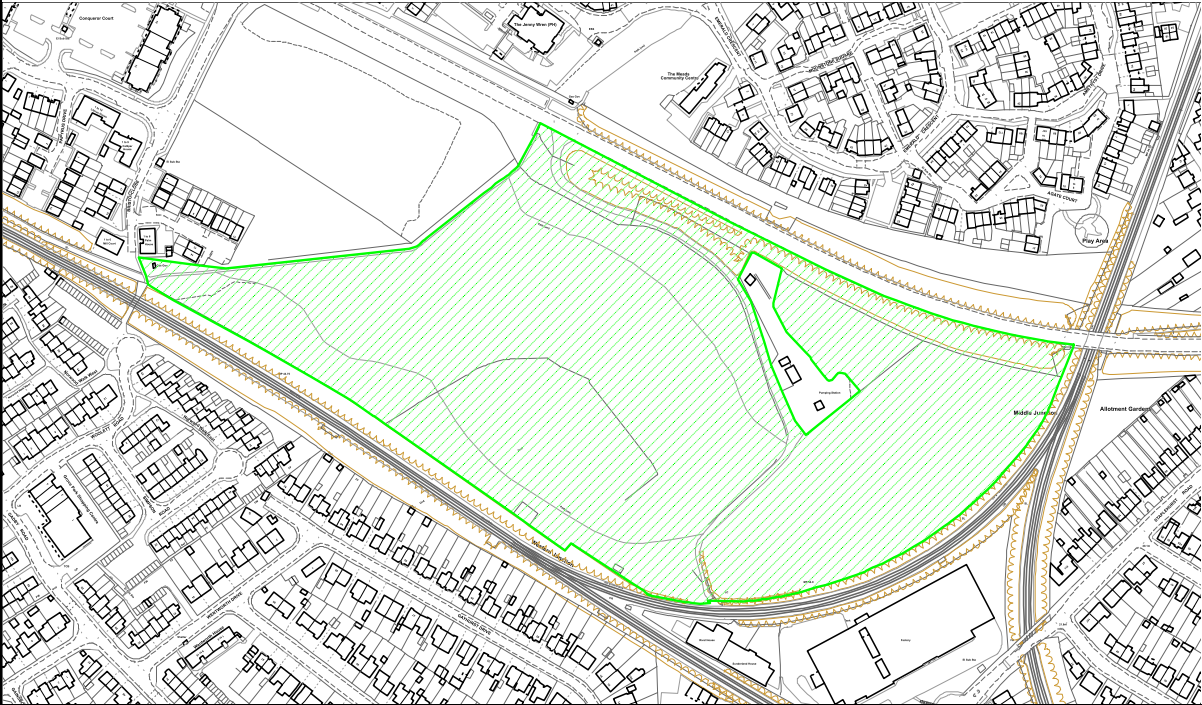
Site reference	LGS/117
Site name and settlement	The Gallops, Lynsted
Site area (ha)	5.7
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – within walking distance of Lynsted village.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	Yes – this land gives views of the historic River Lyn dry valley as well as towards the Isle of Sheppey and a range of agricultural landscapes. It is of great beauty and particularly tranquil.
Local in character and not an extensive tract of land?	No – Site is over 5ha making it an extensive tract of land
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	No

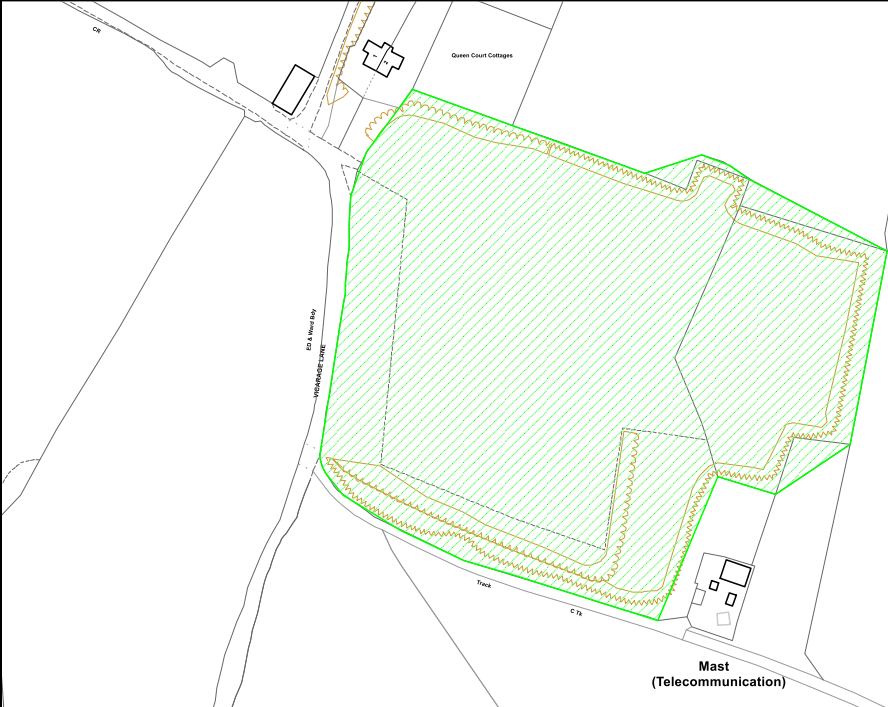
Site reference	LGS/118
Site name and settlement	Toll Wood, Lynsted
Site area (ha)	4.4
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – within walking distance of Lynsted village.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No – This site is an ancient woodland and therefore holds a richness in wildlife however there is no access into the woods making it hard to justify its designation as a Local Green Space.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	This site is ancient woodland would be protected by the NPPF
Designate as a Local Green Space?	No

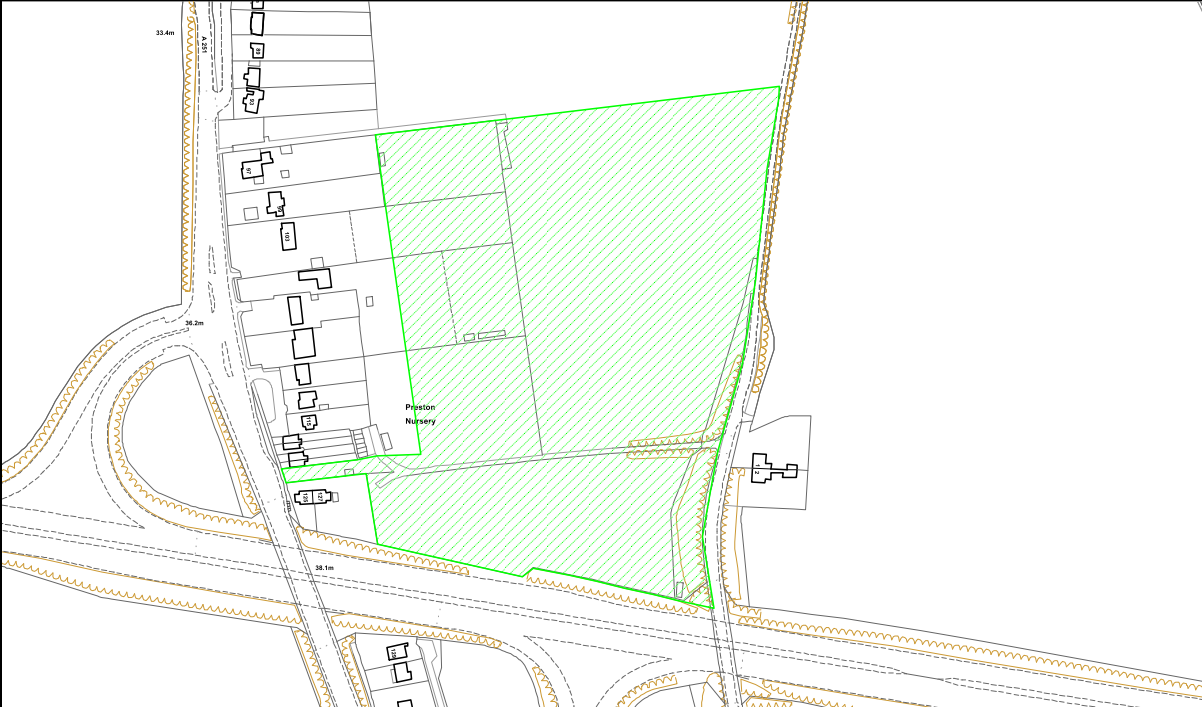
Site reference	LGS/119
Site name and settlement	Dadman's Shaw, Lynsted
Site area (ha)	2.6
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – within walking distance of Lynsted village.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No – This site is within walking distance from the village however it is along the road with no footpath connectivity. Additionally, it is an open field surrounded by more open fields. It is an unremarkable piece of land making it hard to justify it as a Local Green Space.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	No

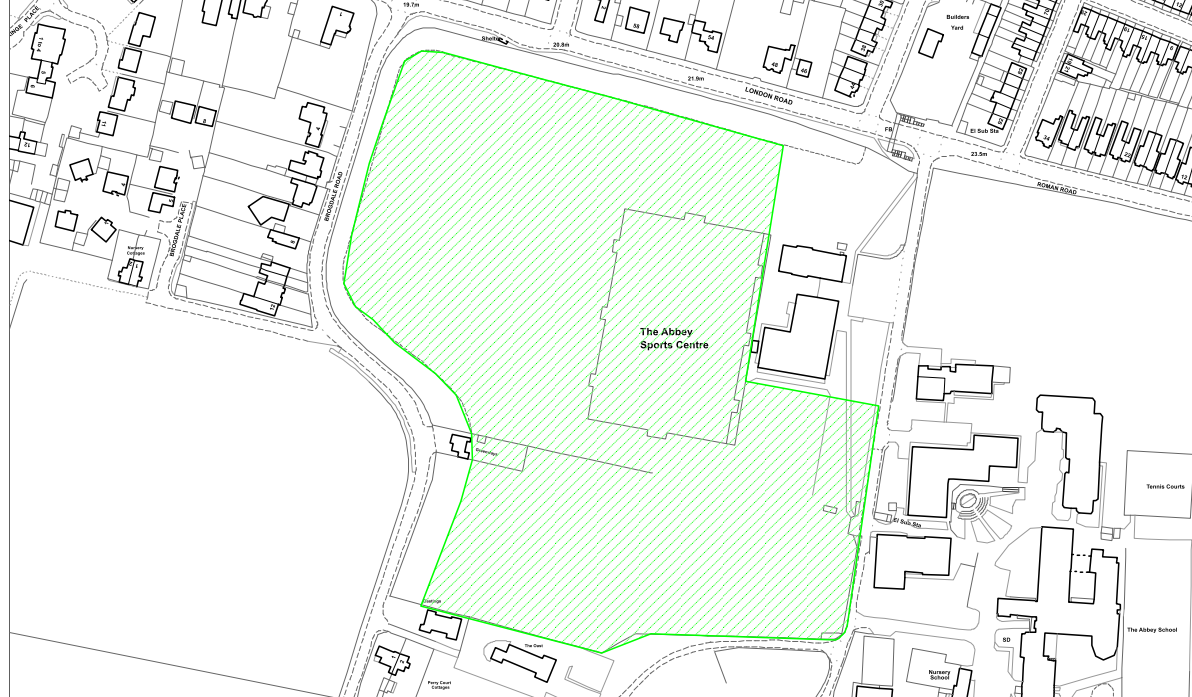
Site reference	LGS/122
Site name and settlement	Land south of London Road, including the Coffin Pathway, Lynsted
Site area (ha)	6.3
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – close to dwellings in Teynham.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No – the land forms an agricultural parcel of land which holds not particular value as listed which sets its qualities apart from the wider landscape and the many acres of agricultural land.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	Yes – the land has a current planning application for residential development pending considering and also falls within the proposed 'Area of Opportunity' allocation in the Local Plan Review.
Could designation endure beyond the end of the plan period?	No – as above.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	No – fails to meet all the criteria.

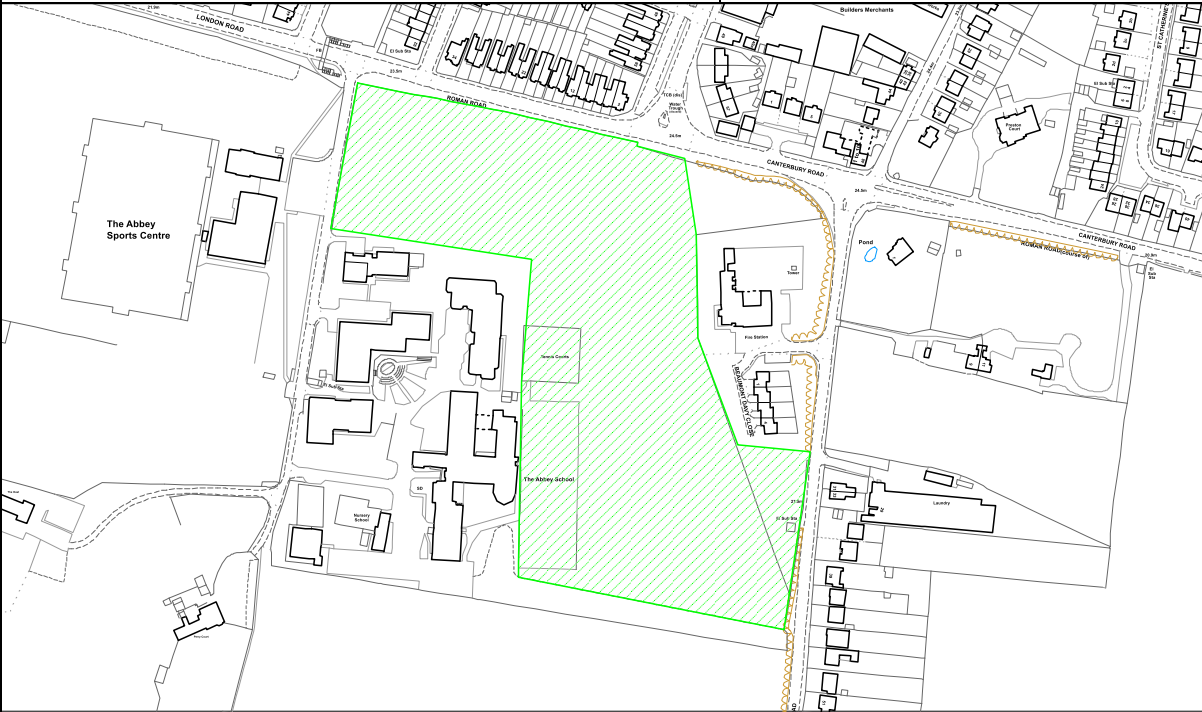
Site reference	LGS/123
Site name and settlement	Moonstone Square, The Meads, Sittingbourne
Site area (ha)	0.3
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – within Sittingbourne town.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No – while all amenity space adds value to the community, this is of a fairly common design for newer developments within the Borough and holds no particular significance as listed which sets it apart from others.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	No – fails to meet all the criteria.

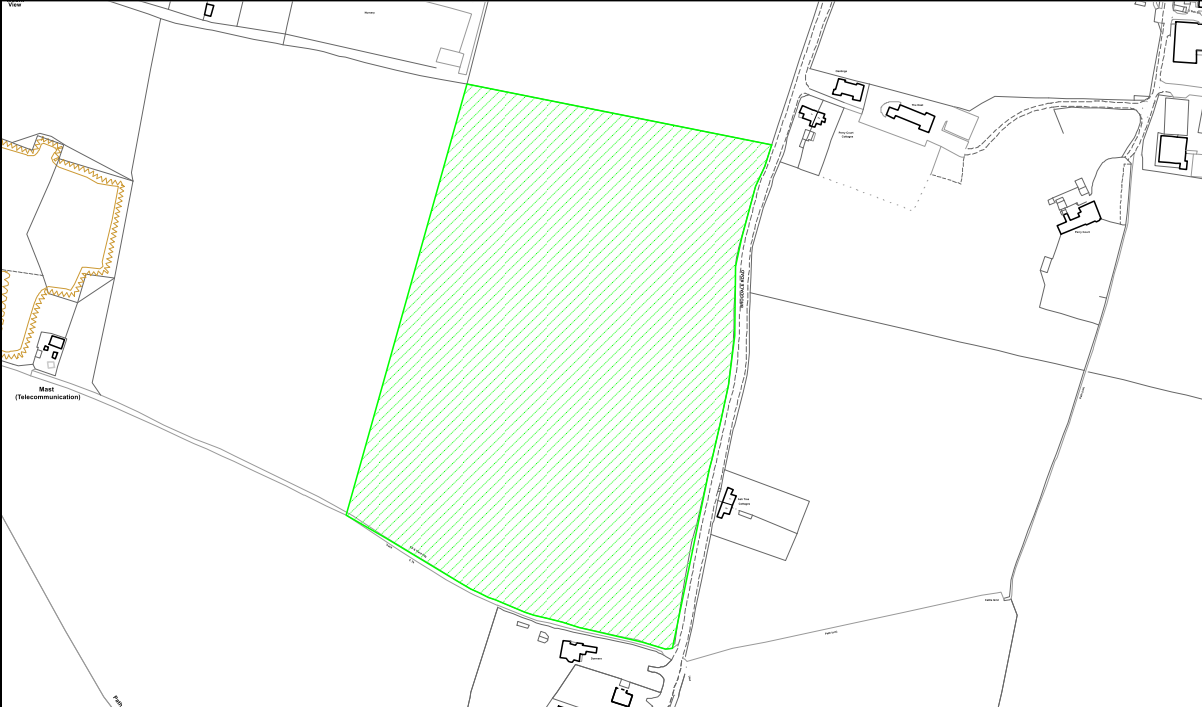
Site reference	LGS/124
Site name and settlement	The Meads Community Woodland, The Meads, Sittingbourne
Site area (ha)	9.2
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – within Sittingbourne town.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	Yes – the woodland provides an area of tranquil recreational value which has also developed a richness of wildlife. Its replica henge also allows for an appreciation of the town's heritage.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	Yes

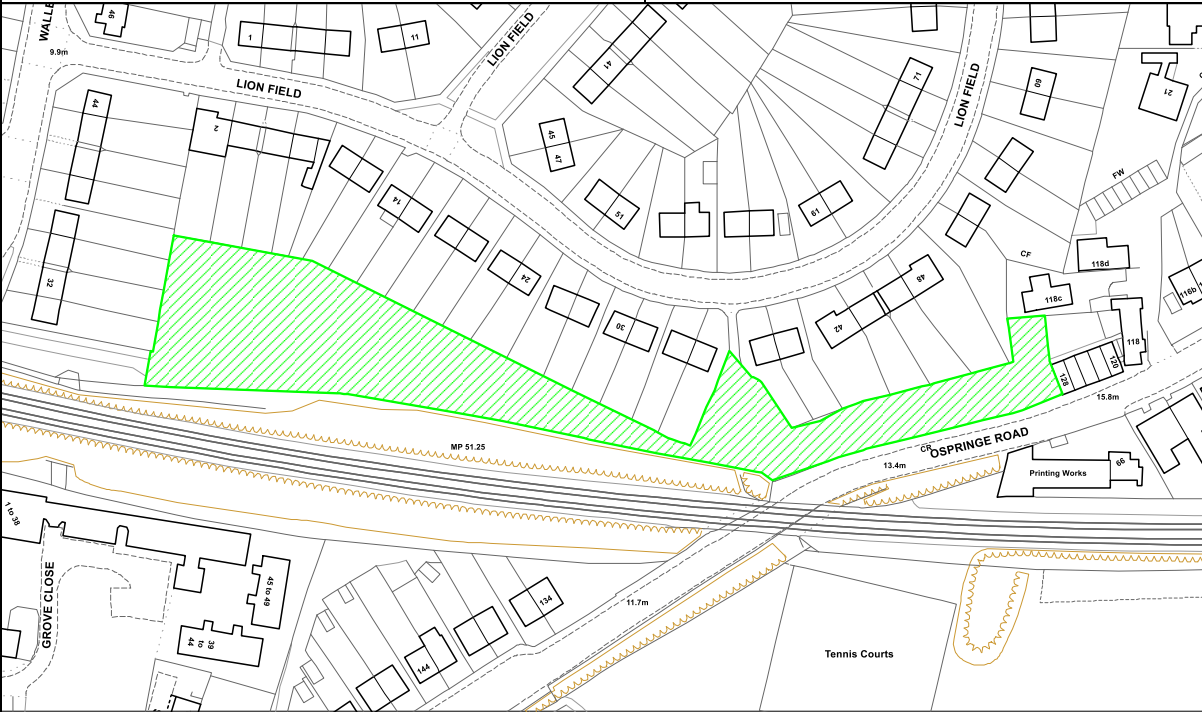
Site reference	LGS/126
Site name and settlement	Former chalk pit at Vicarage Lane, Ospringe
Site area (ha)	2.2
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – within walking distance of dwellings in Ospringe.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No – this former chalk pit is steep and inaccessible, nor is it readily visible due to its tree lined boundary. It therefore is not demonstrably special to the local community as listed.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	No – fails to meet all the criteria.

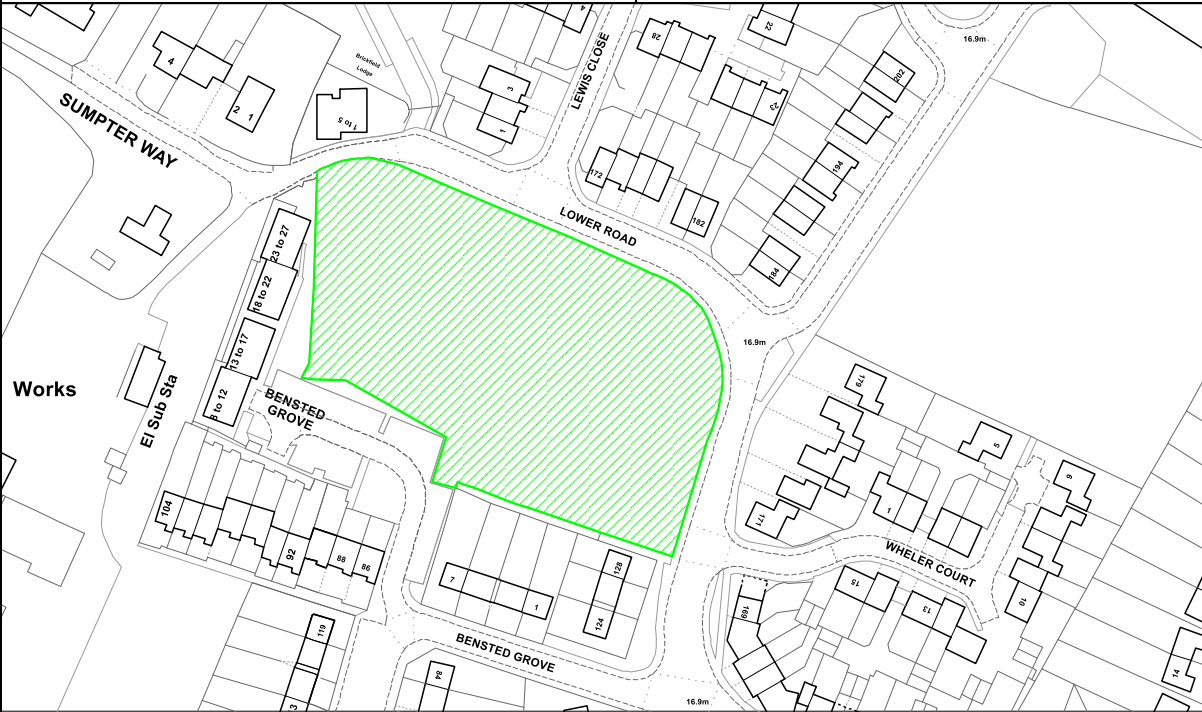
Site reference	LGS/127
Site name and settlement	Preston Nursery, Faversham
Site area (ha)	5.5
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – to the rear of dwellings in Ashford Road.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No – the land forms partly agricultural, partly vegetated land between Ashford Road and Salters Lane. It holds no significance as listed which sets it apart from the surrounding, similar countryside.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	Yes – the land holds an extant planning permission and remains as a proposed allocation in the Local Plan Review.
Could designation endure beyond the end of the plan period?	No – as above.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	No – fails to meet all the criteria.

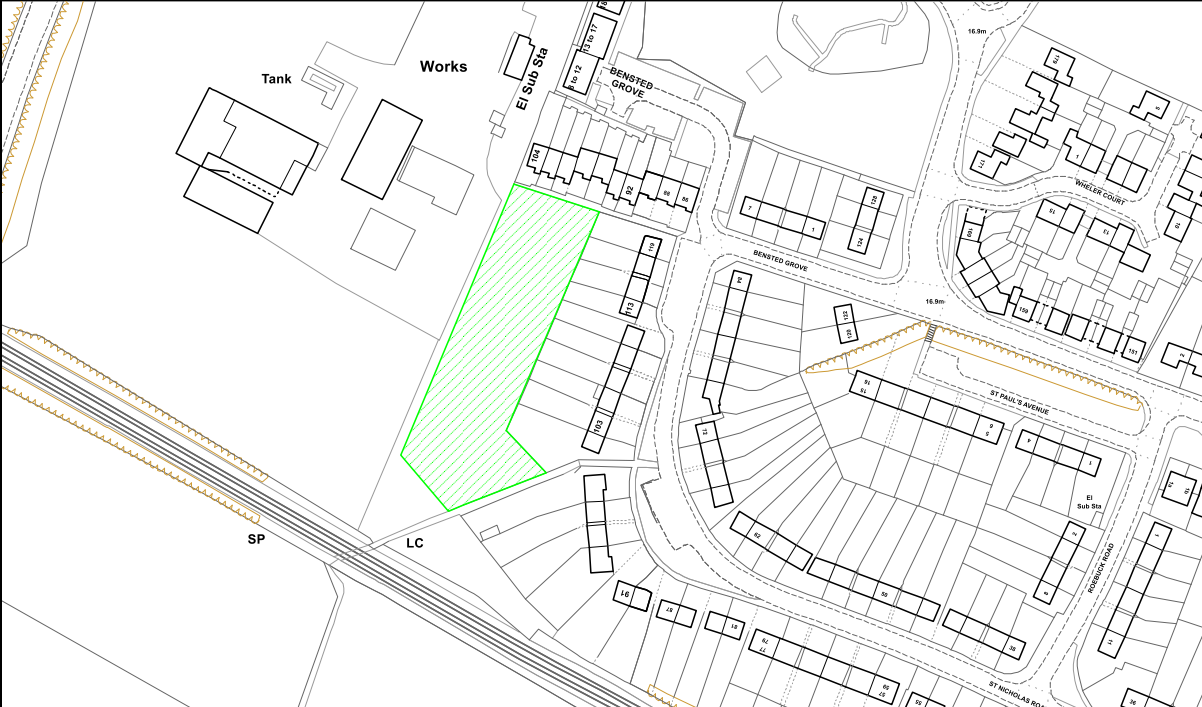
Site reference	LGS/128
Site name and settlement	Abbey School playing field 1, Faversham
Site area (ha)	5.4
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – surrounded on 2 sides by dwellings in Faversham town.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	Yes – the land forms a playing field to a school and sports centre. It clearly has significant recreational value for the community.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	Yes – the land falls within the ground of a school. Local planning policy supports the ability of schools to expand and use land as necessary. LGS designation may inhibit this.
Could designation endure beyond the end of the plan period?	No – as above.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	No – fails to meet all the criteria.

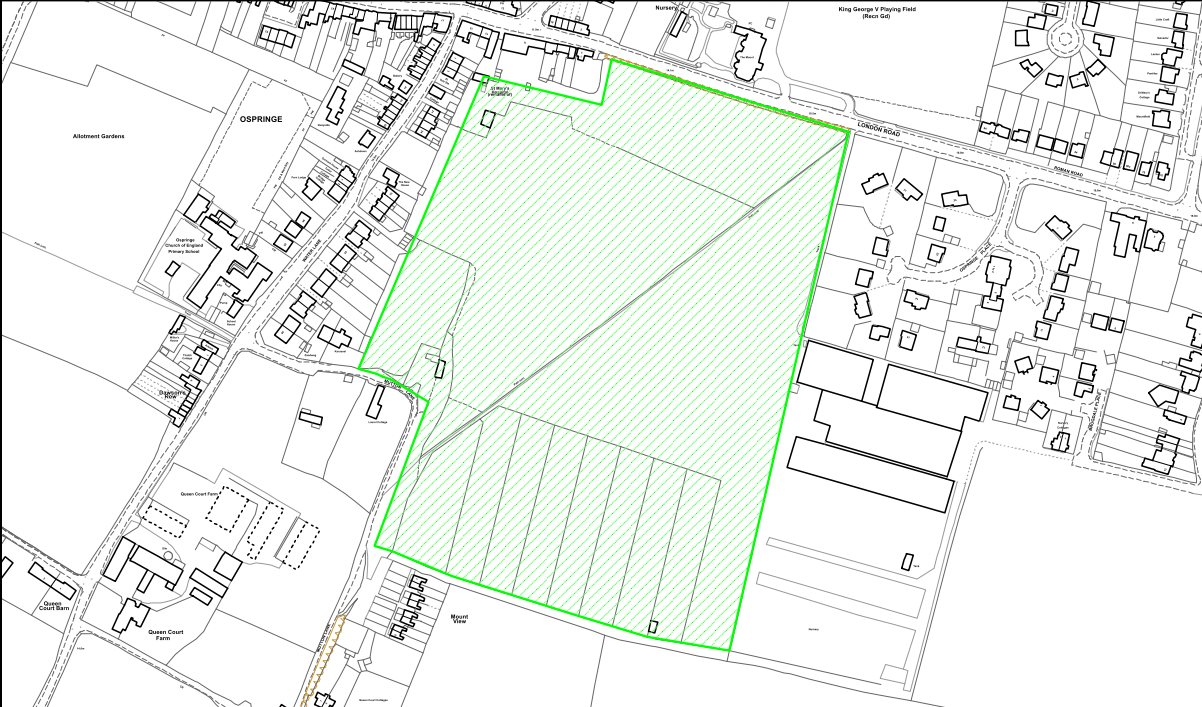
Site reference	LGS/129
Site name and settlement	The Abbey School playing field (2), Faversham
Site area (ha)	4.2
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – surrounded on 2 sides by dwellings in Faversham town.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	Yes – the land forms a playing field to school. It clearly has significant recreational value for the community.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	Yes – the land falls within the grounds of a school. Local planning policy supports the ability of schools to expand and use land as necessary. LGS designation may inhibit this.
Could designation endure beyond the end of the plan period?	No – as above.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	No – fails to meet all the criteria.

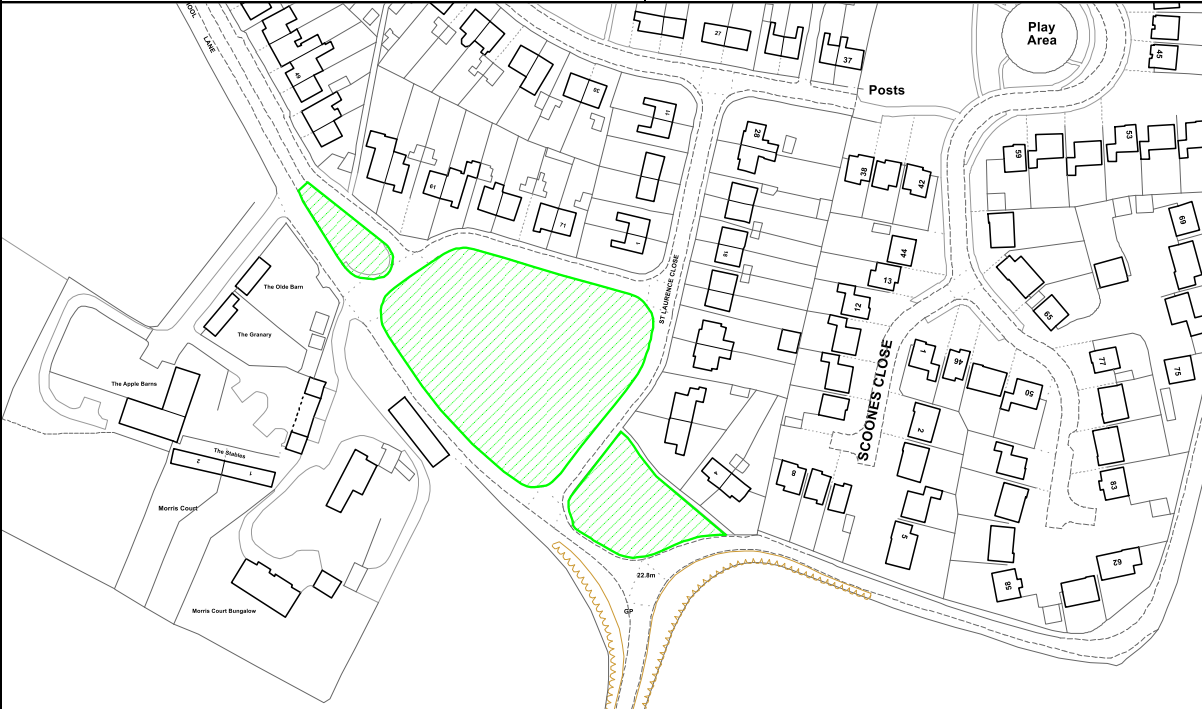
Site reference	LGS/130
Site name and settlement	Field adjacent Brogdale Road, Faversham
Site area (ha)	7.1
	
Is the green space:	
• In reasonably close proximity to the community it serves?	Yes – within walking distance of dwellings in Ospringe and Faversham.
• Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No – this tree lined agricultural field contributes to the pleasant route into the town, but in itself holds no particular significance which sets it apart from the wider, similar rural landscape.
• Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	No – fails to meet all the criteria.

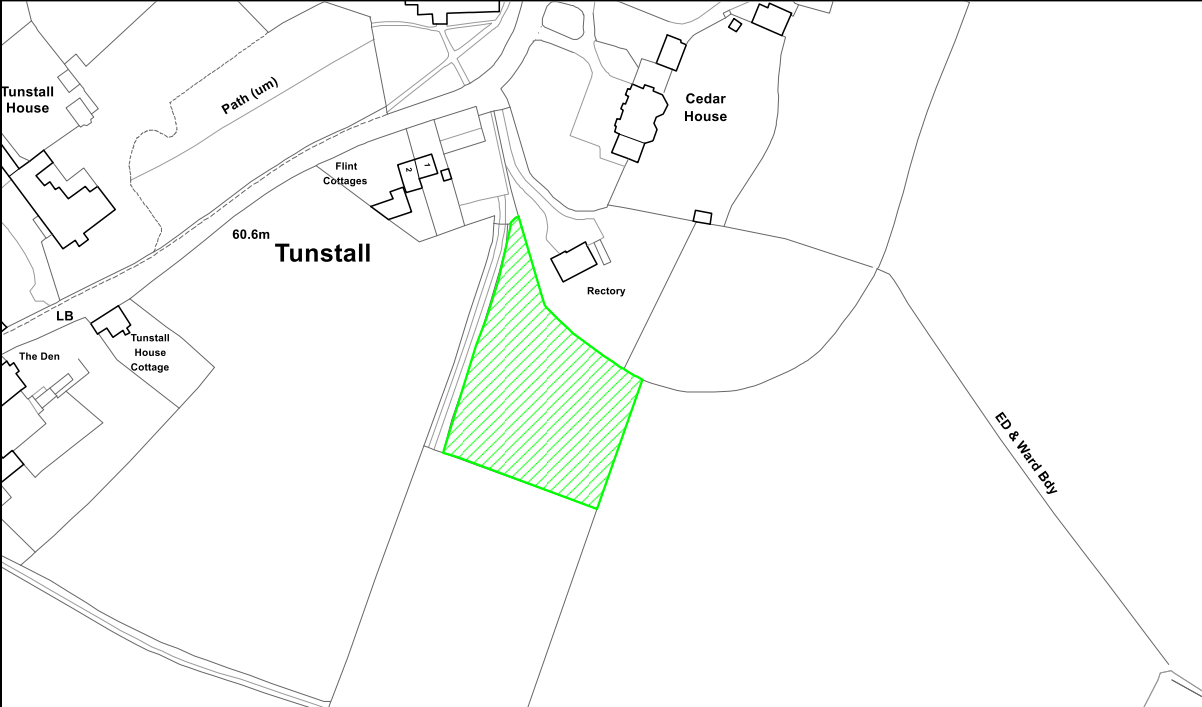
Site reference	LGS/133
Site name and settlement	Play area off Wallers Road and rear of Lion Field, Faversham.
Site area (ha)	0.4
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – within Faversham town.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	Yes – this green spaces is well used by the local community for play and dog walking.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	Yes

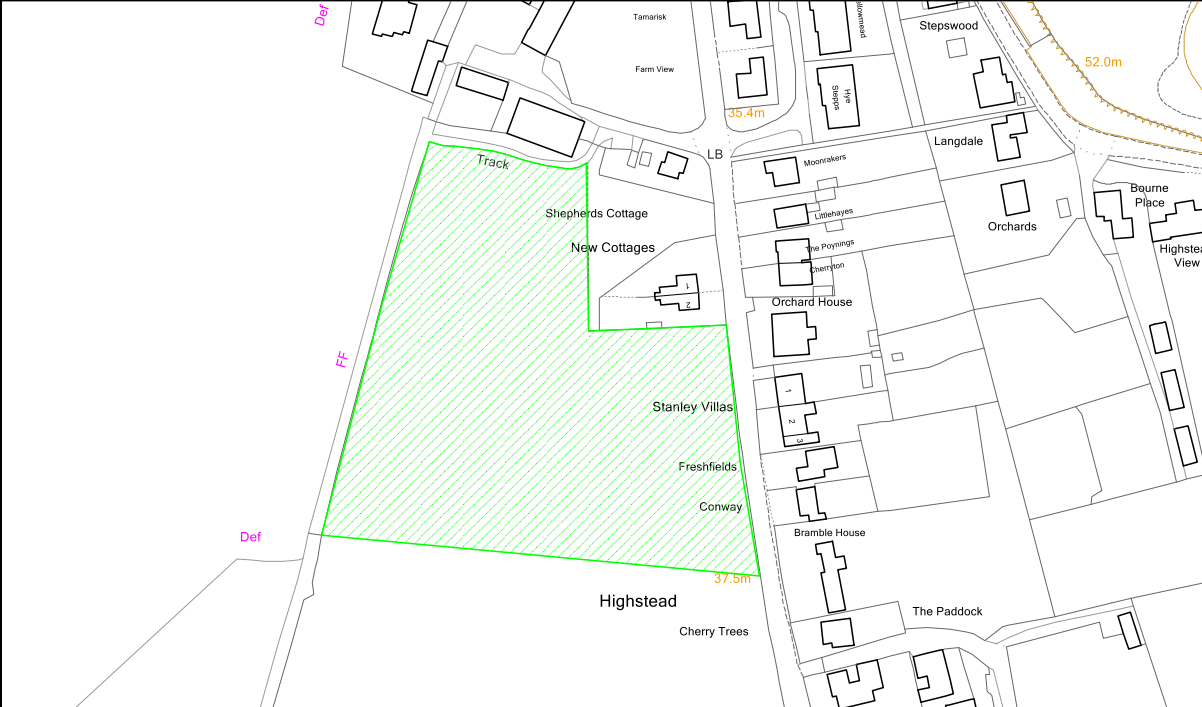
Site reference	LGS/134
Site name and settlement	Playing area and field at Lower Road/Bensted Grove, Faversham
Site area (ha)	0.6
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – within Faversham town.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	Yes – This land is part of a playing area and field. It is well used by the local community and serves a high density area.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	Yes

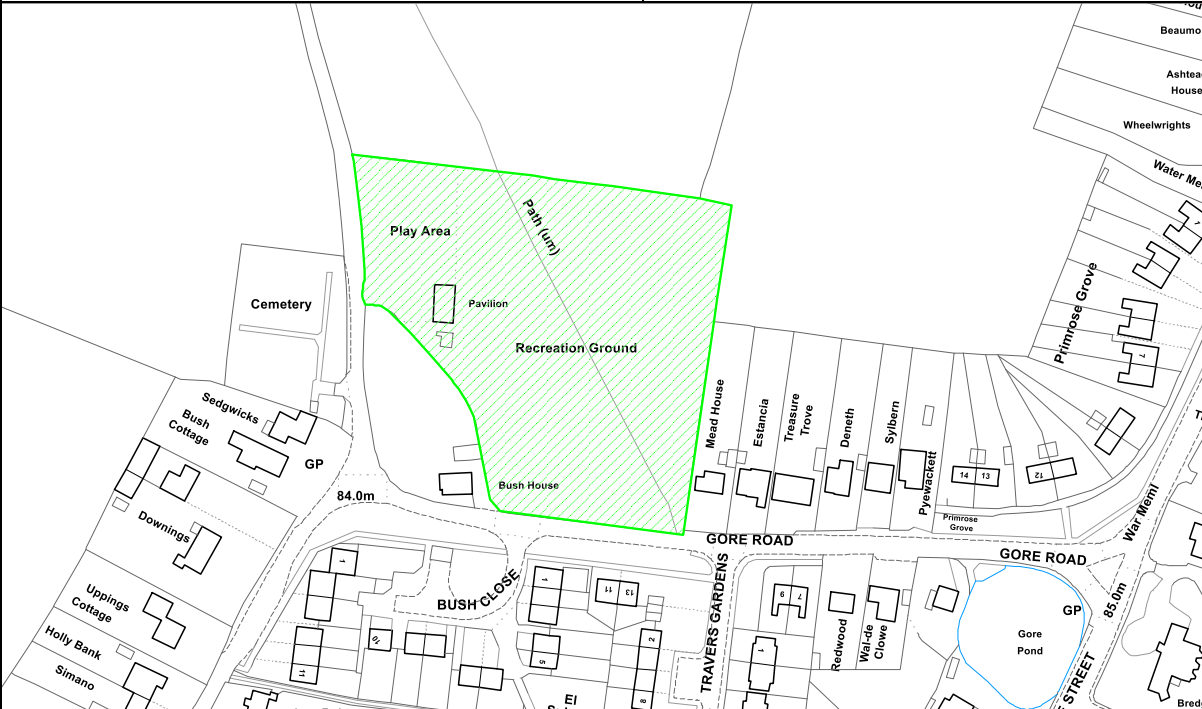
Site reference	LGS/135
Site name and settlement	Allotments at St Nicholas Road, Faversham
Site area (ha)	0.3
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – close to dwellings in the west of Faversham town.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	Yes – allotments provide a particular recreational value for the local communities and a haven for biodiversity which promotes a richness of wildlife.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	Yes

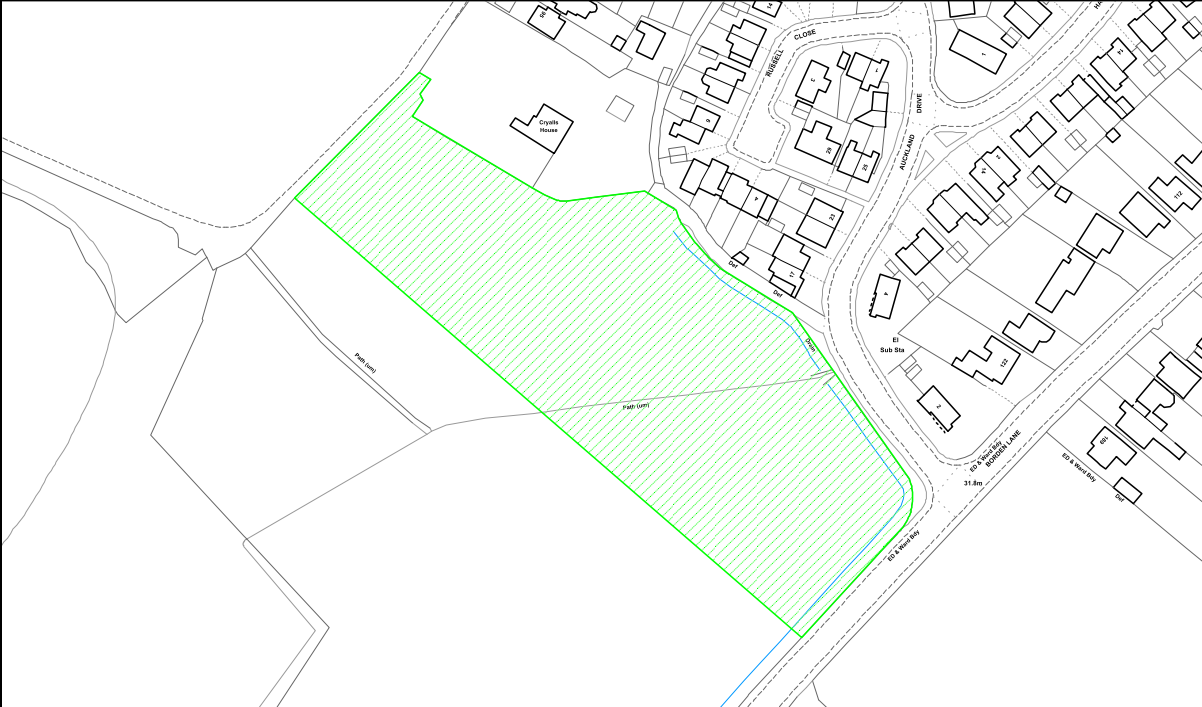
Site reference	LGS/136
Site name and settlement	Green Gap, Ospringe
Site area (ha)	8.8
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – close to dwellings in Ospringe and Faversham town.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	Yes – this land forms a green space which maintains separation between Faversham and Ospringe. It provides beautiful views over west Faversham and towards Syndale as well as of the roofscape of Ospringe. It is itself of tranquil beauty, being edged by orchards and grazing horses.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	Yes

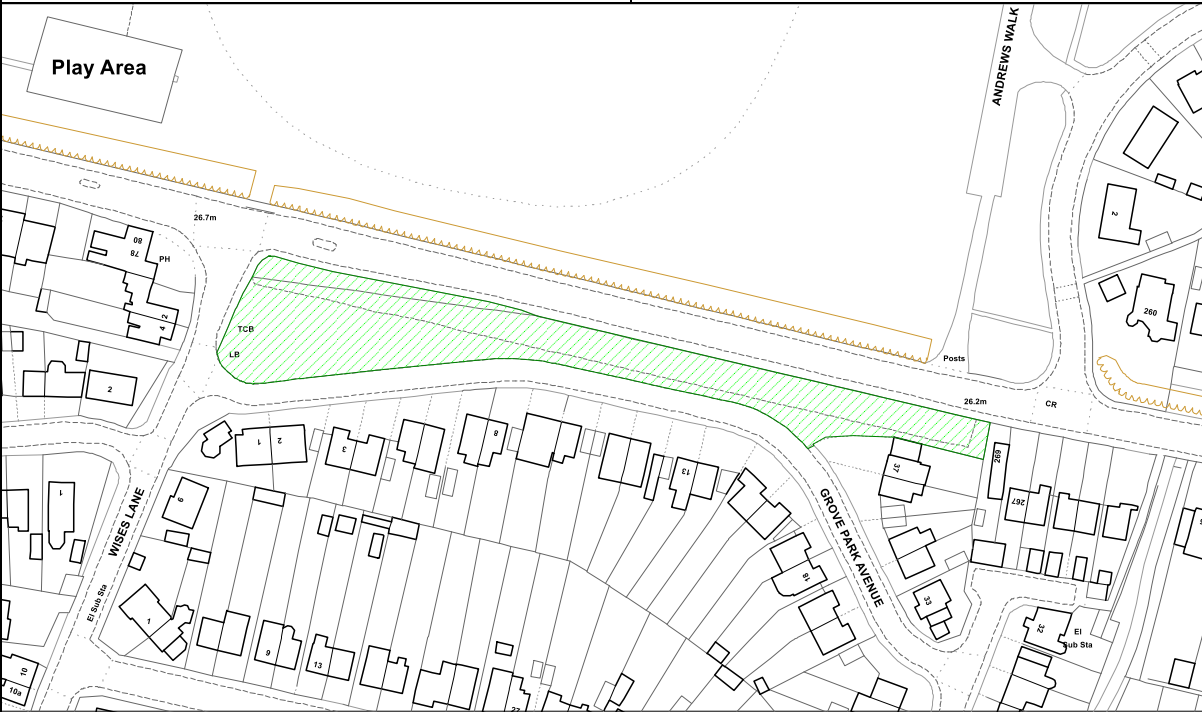
Site reference	LGS/137
Site name and settlement	Land at Bapchild
Site area (ha)	0.6
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – within Bapchild.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No – these amenity spaces form a pleasant edge to the village but hold no particular significance as listed which sets them apart from the many such spaces throughout the wider area.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	No – fails to meet all the criteria.

Site reference	LGS/139
Site name and settlement	Field behind The Vicarage, Tunstall
Site area (ha)	0.3
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – close to dwellings in Tunstall and the south of Sittingbourne town.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	Yes – this field is adjacent to an existing LGS designation and holds a similar beauty and sense of tranquillity in its densely tree lined boundaries, which sets it apart from the wider landscape which is much more open.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	Yes

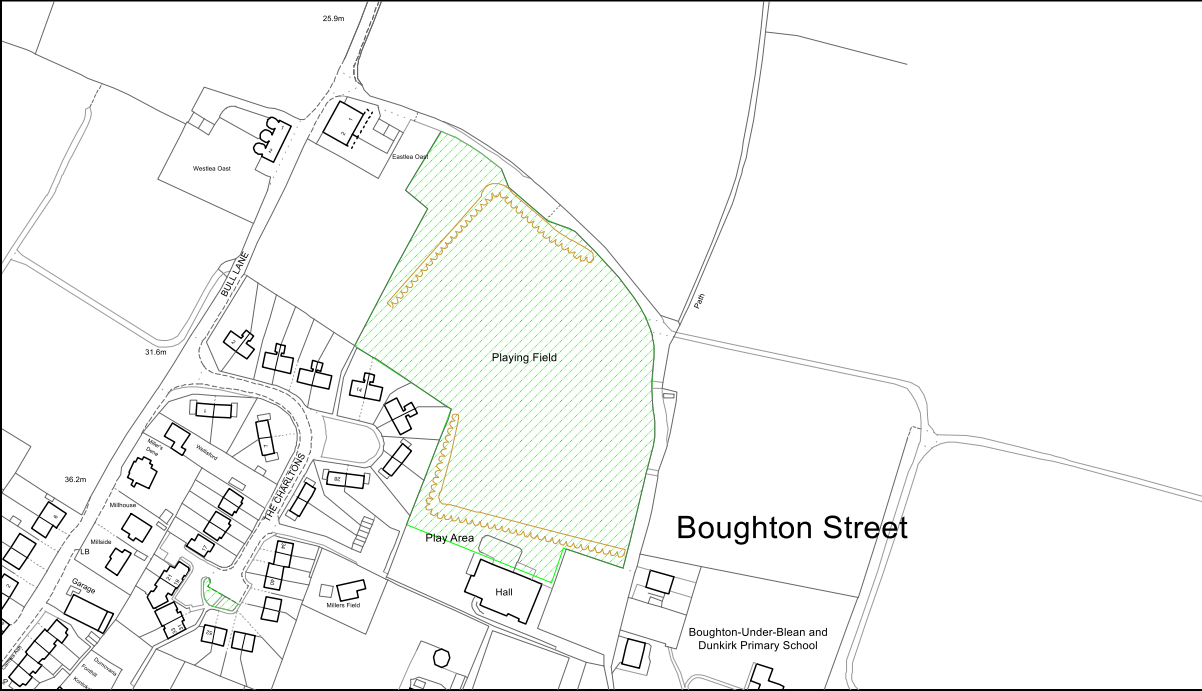
Site reference	LGS/140
Site name and settlement	Land west of Farm Cottages, Rodmersham
Site area (ha)	1.3
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – close to dwellings within Rodmersham.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No – this land forms part of an orchard, however there is no public access and it cannot be seen from the road.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	The land is within an area designated for its high landscape value, but LGS designation would afford additional protection.
Designate as a Local Green Space?	No

Site reference	LGS/141
Site name and settlement	Bredgar Recreation Ground, Bredgar
Site area (ha)	1.1
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – within Bredgar.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	Yes – this is a formal recreation ground which clearly holds value to the community in that regard. Additionally, it is particularly attractive, the boundary being lined with trees, but also providing views and a transition into the wider AONB landscape.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	The land falls within the AONB designation, but LGS designation would afford additional protection.
Designate as a Local Green Space?	Yes

Site reference	LGS/143
Site name and settlement	Land east of Borden Nature Reserve, Borden
Site area (ha)	1.5
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – within walking distance of Borden and much of Sittingbourne town.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No- although adjacent to the Borden Nature Reserve, which may have recently held a level of recreational and biodiversity value, the land has largely been cleared as part of a larger development to the north.
Local in character and not an extensive tract of land?	Modest but not contained within arbitrary boundary around the majority of the site
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No – subject to the outcome of a planning appeal which may require use of this land.
Could designation endure beyond the end of the plan period?	Yes – subject to the above.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	No

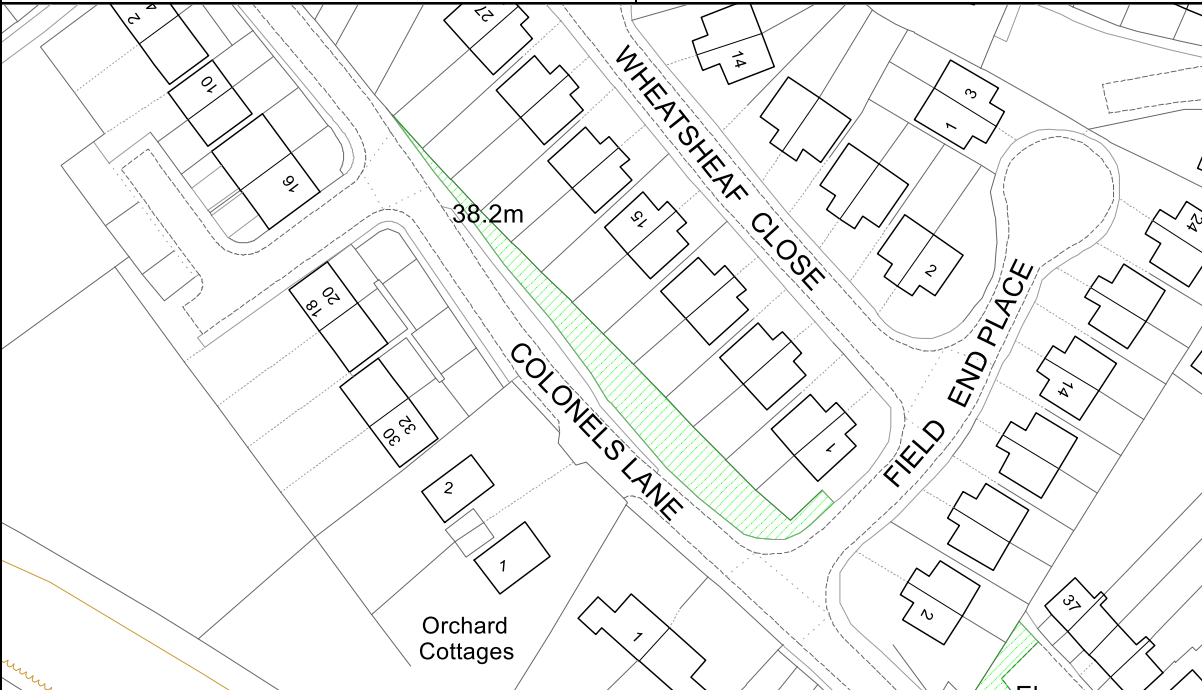
Site reference	LGS/144
Site name and settlement	Land between the A2 and Grove Park Avenue, Sittingbourne
Site area (ha)	0.3
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – within Sittingbourne
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No – This piece of land is unremarkable although it does have TPOs on it, it is hard to justify it as a Local Green Space.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No – subject to the outcome of an existing planning appeal which may result in the need for some of this land to be taken for highway improvements.
Could designation endure beyond the end of the plan period?	Yes – subject to the above.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	No and landowner consultation.

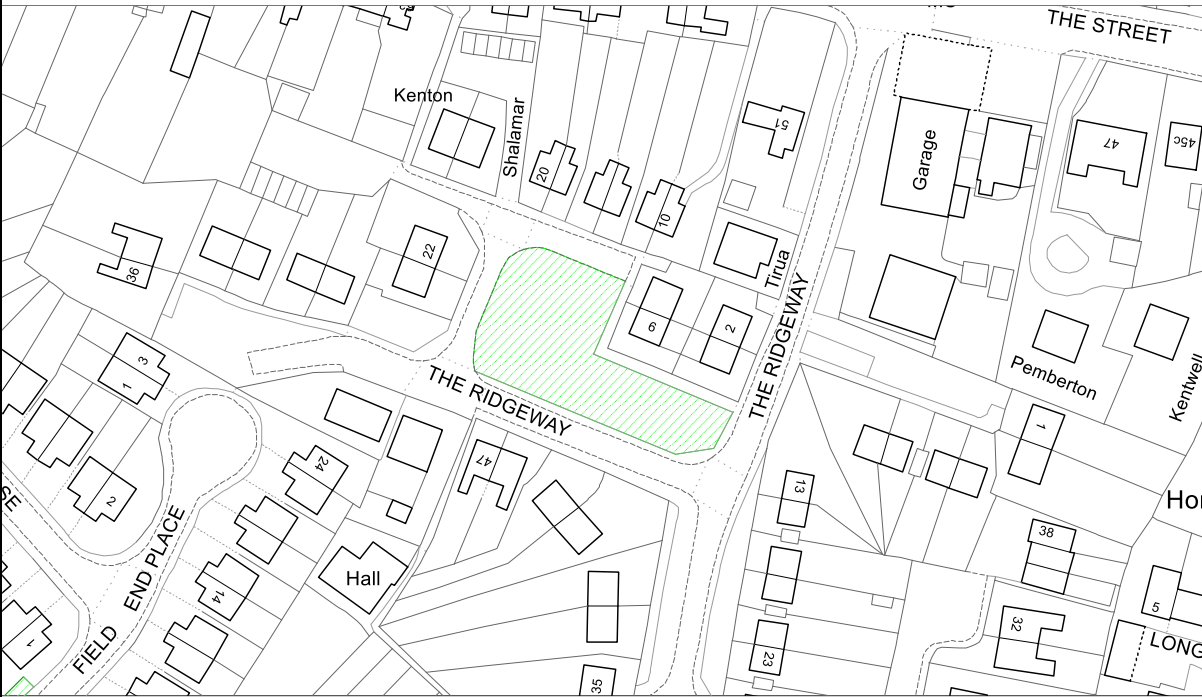
Site reference	LGS/145
Site name and settlement	Land at The Charltons, Boughton
Site area (ha)	0.01
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – surrounded by residential development of the village.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No – this is a small piece of amenity space at the end of a cul-de-sac which holds no particular significance as listed. Land like this is repeated countless times throughout the Borough and there is nothing discernible to set this space apart from others.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	No – fails to meet all the criteria.

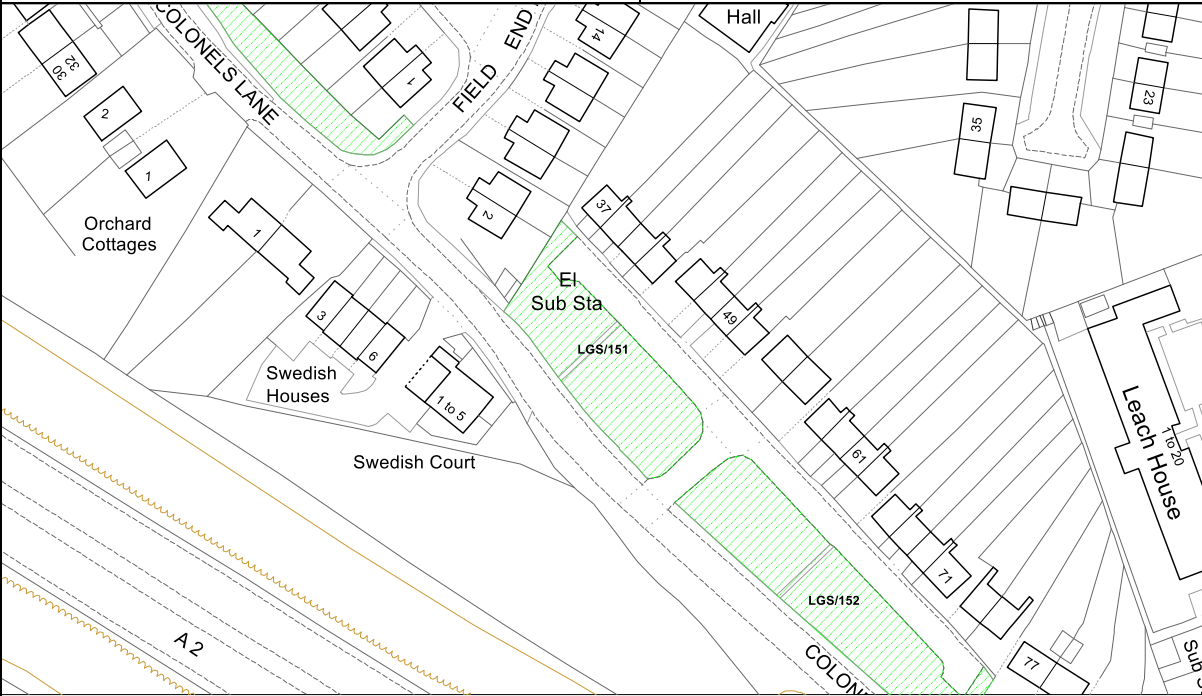
Site reference	LGS/146
Site name and settlement	Land off Bull Lane, Boughton
Site area (ha)	2.1
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – within walking distance of dwellings in Boughton village.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	Yes – this land is a formal recreation ground and holds a significance for the village in this regard. It is a particularly attractive space which denotes the transition from the village to the wider countryside setting.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	Yes

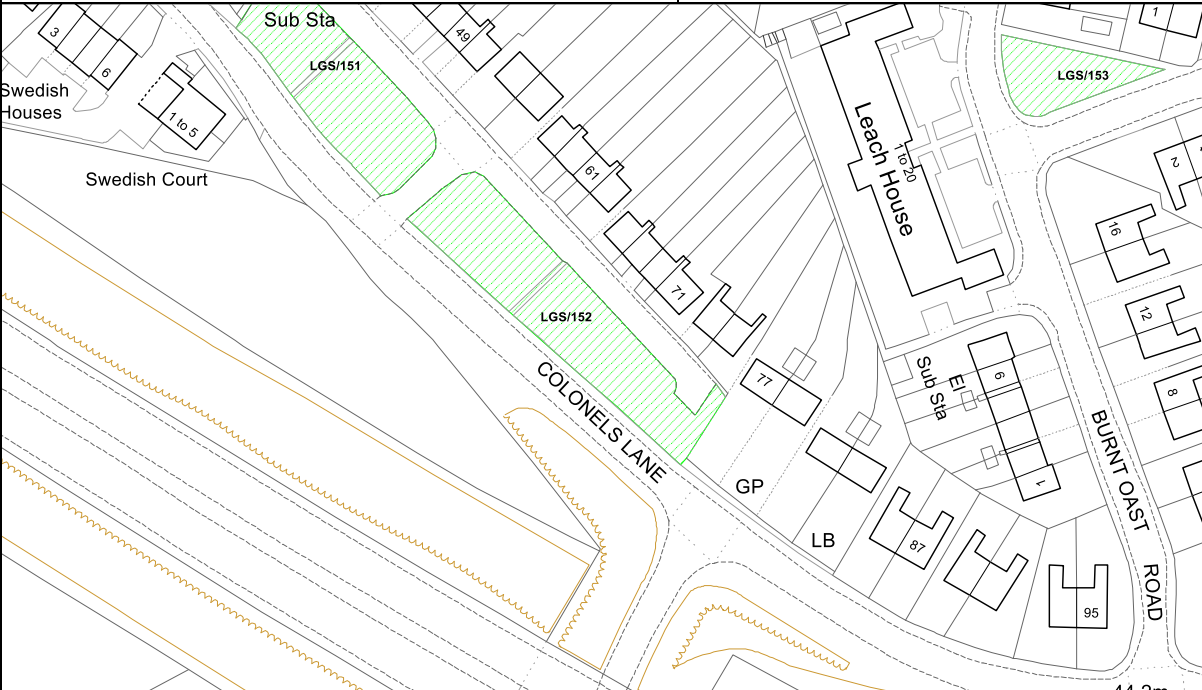
Site reference	LGS/147
Site name and settlement	Land at junction of The Street/Colonels Lane, Boughton
Site area (ha)	0.1
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – surrounded by residential development of the village.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No – these strips of land form verges to the road and hold no significance as listed. Such land is commonplace and there are no qualities here which set them apart from others in the wider area.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	No – fails to meet all the criteria.

Site reference	LGS/148
Site name and settlement	Land on corner of Colonels Lane
Site area (ha)	0.005
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – surrounded by residential development of the village.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No – the land forms a verge to the road which holds no significance as listed. Such verges are commonplace and there is nothing which sets this one apart from others in the wider area.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	No – fails to meet all the criteria.

Site reference	LGS/149
Site name and settlement	Land on junction of Colonels Lane/Field End Place, Boughton
Site area (ha)	0.05
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – surrounded by residential development in the village.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No – this land forms a strip of partly vegetated amenity land to the rear of dwellings in Wheatshaf Close and holds no particular significance as listed. Such land in and around residential areas is commonplace and there is nothing with sets this apart from others.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	No – fails to meet all the criteria.

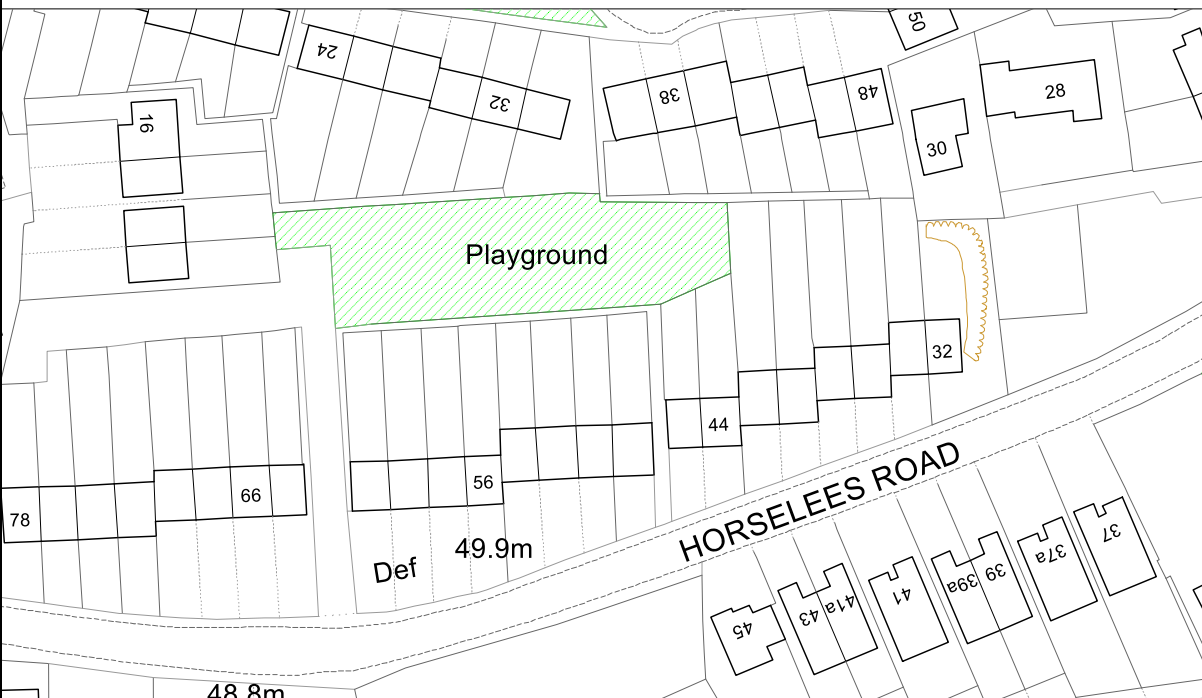
Site reference	LGS/150
Site name and settlement	Land at The Ridgeway, Boughton
Site area (ha)	0.1
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – surrounded by residential development of the village.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No – this is a small field, and while all amenity space adds value to the community, it holds no particular significance as listed. Such space is commonplace within developments across the Borough and there is nothing to set this apart from others.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	No – fails to meet all criteria.

Site reference	LGS/151
Site name and settlement	Land at Colonels Lane (opposite Swedish Court), Boughton
Site area (ha)	0.08
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – mostly surrounded by residential development of the village.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No – the land forms a sloping piece of amenity space to the front of dwellings in Colonels Lane. Whilst adding to the pleasant character of the road, it holds no particular significance as listed which sets it apart from others in the wider area.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	No – fails to meet all the criteria.

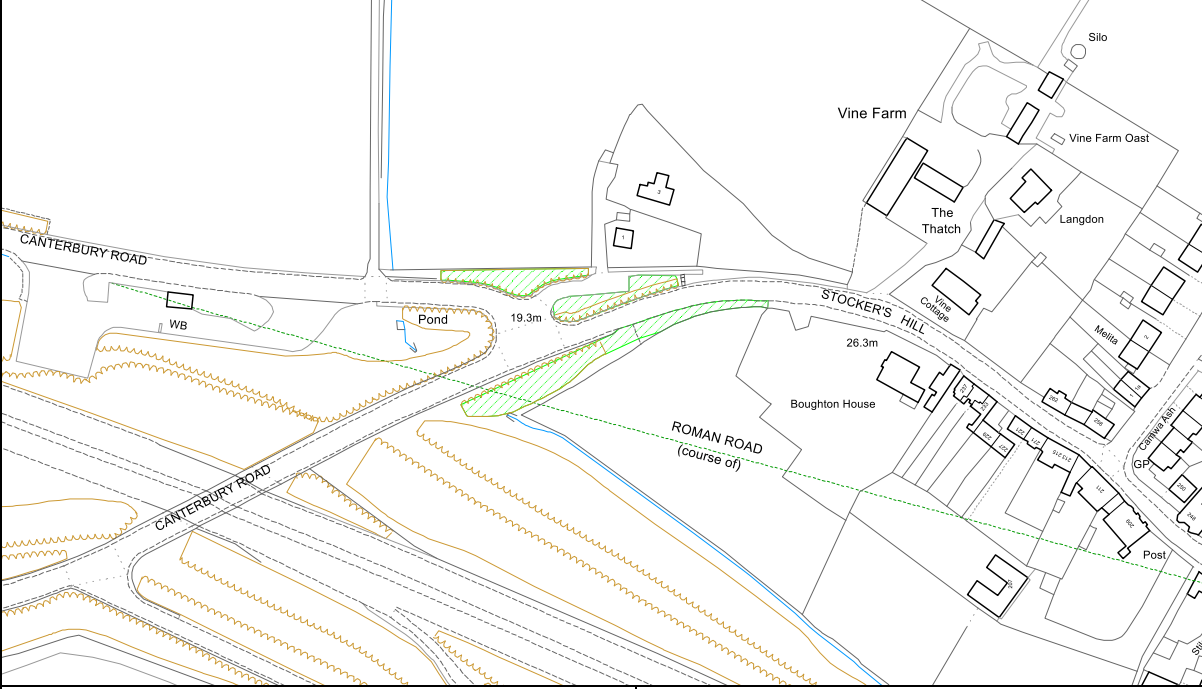
Site reference	LGS/152
Site name and settlement	Land at Colonels Lane (adjacent no. 77), Boughton
Site area (ha)	0.1
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – partly surrounded by residential development of the village.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No – the land forms a sloping piece of amenity space to the front of dwellings in Colonels Lane. Whilst adding to the pleasant character of the road, it holds no particular significance as listed which sets it apart from others in the wider area.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	No – fails to meet all the criteria.

Site reference	LGS/153
Site name and settlement	Land at Burnt Oast Road, Boughton
Site area (ha)	0.03
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – surrounded by residential development of the village.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No – this is a corner/verge at a junction of Burnt Oast Road. Whilst adding to the pleasant character of the street scene, it holds no particular value as listed which sets it apart from other such pieces of land.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	No – fails to meet all the criteria.

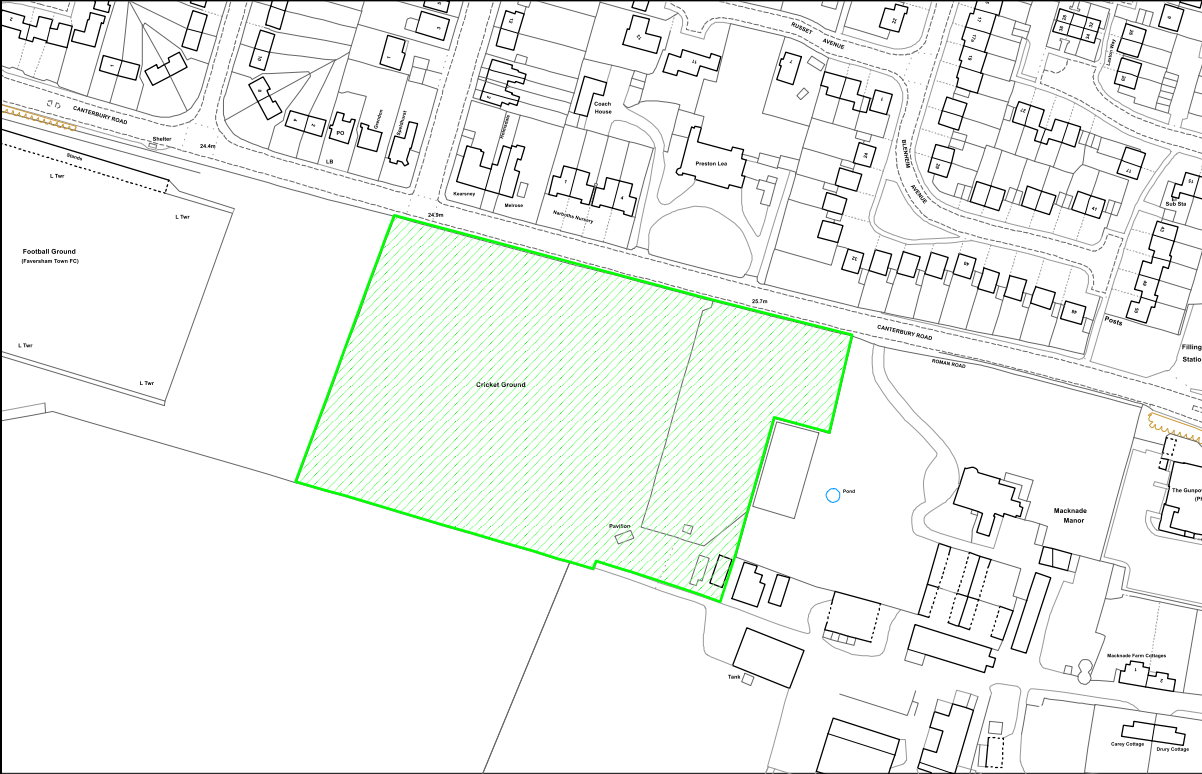
Site reference	LGS/154
Site name and settlement	Land at St Pauls Road
Site area (ha)	0.04
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – surrounded by residential development of the village.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No – this forms amenity space within a road which, while adding to the pleasant character of the street scene, holds no particular significance as listed which sets it apart from other such pieces of land.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	No – fails to meet all the criteria.

Site reference	LGS/155
Site name and settlement	Land rear of Horselees Road, Boughton
Site area (ha)	0.1
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – surrounded by residential development of the village.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No – this is a playing area and field, which is certainly an attractive amenity space. However, it holds no particular significance as listed which sets it above others in the wider area.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	No – fails to meet all the criteria.

Site reference	LGS/157
Site name and settlement	Land at Brickfield Lane, Boughton
Site area (ha)	1.1
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – opposite dwellings in Brickfield Land and connected to the rest of Boughton village via a footpath.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	Yes – this land is a formal recreation ground which holds a value in that regard. Furthermore, it is a particularly attractive, tree lined space which gives views over the wider countryside setting. This sets it apart from other such spaces which tend to be more enclosed within the villages and towns themselves.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	Yes

Site reference	LGS/158
Site name and settlement	Land at junction of Canterbury Road with Stockers Hill, Boughton
Site area (ha)	0.1
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – a short walk from residential development of the village.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	No – these strips of land form vegetated roadside spaces which are commonplace and hold no particular significance as listed to set them apart from others in the wider area.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	No.
Could designation endure beyond the end of the plan period?	Yes.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	No current designation.
Designate as a Local Green Space?	No – fails to meet all criteria.

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Site reference	Dedes01
Site name and settlement	Faversham Cricket Ground, Faversham
Site area (ha)	1.9
	
Is the green space:	
In reasonably close proximity to the community it serves?	Yes – within Faversham town.
Demonstrably special to a local community and of particular local significance? (For example, because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife.)	Yes – this land forms a cricket ground which subsequently holds significant recreation value for the community.
Local in character and not an extensive tract of land?	Yes – modest and contained.
Would designation conflict with the overall Local Plan strategy for delivering sustainable development?	Yes – this land is within a large, proposed development allocation in the Local Plan Review. While the precise layout of this allocation is yet to be determined, this land is unlikely to be remain in its current form.
Could designation endure beyond the end of the plan period?	No – as above.
Is the land already protected by another type of designation? If so, would any additional local benefit be gained by its designation as a Local Green Space?	The land is an existing LGS designation which is proposed for de-designation.
Designate as a Local Green Space?	No – de-designate.

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