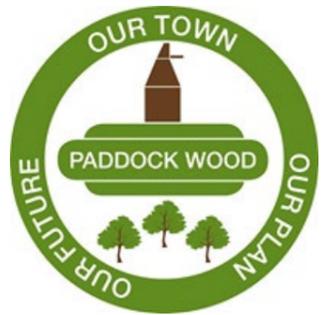


Paddock Wood: Neighbourhood Plan



**Local Green Space Designations
January 2022**

Paddock Wood Town Council

PADDOCK WOOD NEIGHBOURHOOD PLAN

Local Green Space Designations
January 2022

Paddock Wood Town Council
The Podmore Building
St. Andrews Field
St. Andrews Road
Paddock Wood
Kent, TN12 6HT

<https://paddockwood-tc.gov.uk/>
01892 837373

CONTENTS

1. Introduction.....	2
2. Role and Purpose of Local Green Space Designations.....	2
3. Assessment of potential sites for designation	5
4. Recommendations	19
Appendix 1: Planning Practice Guidance.....	23
Appendix 2: Copy of letters sent to landowners	25

1. Introduction

- 1.1 This document presents a summary assessment of all green spaces in Paddock Wood proposed for designation as a Local Green Space in line with the powers established in the National Planning Policy Framework (NPPF) that enable Neighbourhood Plan groups to identify and designate such spaces.
- 1.2 This document presents an overview of the importance of green spaces and the criteria for determining whether a space warrants designation, followed by mapping and assessment of proposed spaces. It concludes by recommending whether the proposed spaces warrant designation in the Paddock Wood Neighbourhood Plan.

2. Role and Purpose of Local Green Space Designations

Overview

- 2.1 Planning Practice Guidance (PPG) highlights the importance of green infrastructure for communities, referencing benefits such as *'enhanced well-being, outdoor recreation and access, enhanced biodiversity and landscapes, food and energy production, urban cooling and the management of flood risk'*.
- 2.2 Green infrastructure can drive economic growth and regeneration, reinforce and enhance local landscape character and contribute to a sense of place. It can also help to improve the health and well-being of a community, providing opportunities for residents and visitors to exercise, interact with one another, experience nature, AND get involved in their community through activities like food growing and gardening, all of which bring physical and mental health benefits.
- 2.3 In their research project 'Revaluing Parks and Green Spaces', Fields in Trust, the independent charity working to secure the protection of parks and green spaces at both the local and national level, quantified the 'Wellbeing Value' of such spaces. They established that an individual would need to be compensated by £974 a year to replace the life satisfaction they would have gained from using their local park or green space. Equally, parks and green spaces are estimated to save the NHS around £111 million per year based solely on a reduction in GP visits¹.
- 2.4 Such spaces are particularly important in light of the COVID-19 pandemic. With access to gyms, sports facilities, cafés, shops and other community facilities restricted, open spaces have become hugely important sites where people can exercise and interact with one another in a socially distanced and safe environment². This is highlighted in recent guidance published by the Town and Country Planning Association (TCPA)³, which identifies 'good green spaces in the right places' as a key ingredient in the '20-minute neighbourhood', being places where the community has access to the full range of services and facilities to support day-to-day life.
- 2.5 Under the NPPF Neighbourhood Plans can designate Local Green Spaces which are of importance and value to the local community. The NPPF states⁴ that Local Green Spaces should only be designated where the green space is:
 - a) in reasonably close proximity to the community it services;
 - b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and

¹ Fields in Trust – Revaluing Parks and Green Spaces: <http://www.fieldsintrust.org/research>

² LSE London Blog – Valuing London's urban green space in a time of crisis – and in everyday life:

<https://blogs.lse.ac.uk/lse-london/valuing-london-urban-green-space-in-a-time-of-crisis-and-in-everyday-life/>

³ TCPA, March 2021, 20-Minute Neighbourhoods: Creating Healthier, Active, Prosperous Communities – An Introduction for Council Planners in England

⁴ Paragraph 100, MHCLG, February 2019, National Planning Policy Framework

c) local in character and is not an extensive tract of land.

2.6 It is important to note that whilst designation affords the green space similar policy protection to Green Belt, it does not place any new restrictions or obligations on landowners. Management of the land remains the responsibility of the landowner although, with the agreement of the landowner, there may be opportunities that can be explored which allow the local community to become more involved in the management of the space. Furthermore, designation does not confer any rights of access over what exists at present.

2.7 Where sites are designated as Local Green Space in a Neighbourhood Plan, new development will only be allowed within those spaces where very special circumstances can be demonstrated in accordance with the National Planning Policy Framework and which might include provision of essential utility infrastructure, such as drainage pipes or sewer tunnels, or where the proposal is supplementary to and supports the function of that green space, such as new changing rooms associated with sports pitches)

2.8 Further information on the Local Green Space designation is set out in Planning Practice Guidance, as included in the appendix to this summary report.

Policy Context

2.9 The current Local Plan policy framework for Paddock Wood comprises saved policies from Tunbridge Wells Local Plan adopted in 2006, the 2010 Core Strategy and 2016 Site Allocations document. Saved policies of relevance to green spaces include:

- EN11: Historic Parks and Gardens
- EN13: Tree and Woodland Protection
- EN21: Areas of Important Open Space
- EN22: Areas of Landscape Importance.
- R1: Retention of existing recreation open space

2.10 Together, these policies seek to protect important open space from development. A number of areas within the built-up area of Paddock Wood are designated for protection under these policies, as indicated on the proposals map presented beside (Figure 1). These were carried forward into the Site Allocations Local Plan adopted in 2016 (Figure 2). In addition, the Core Strategy includes a number of high-level policies, which include, under Core Policy 8, the provision and maintenance of open space and recreational space, and protection against the loss of community facilities.

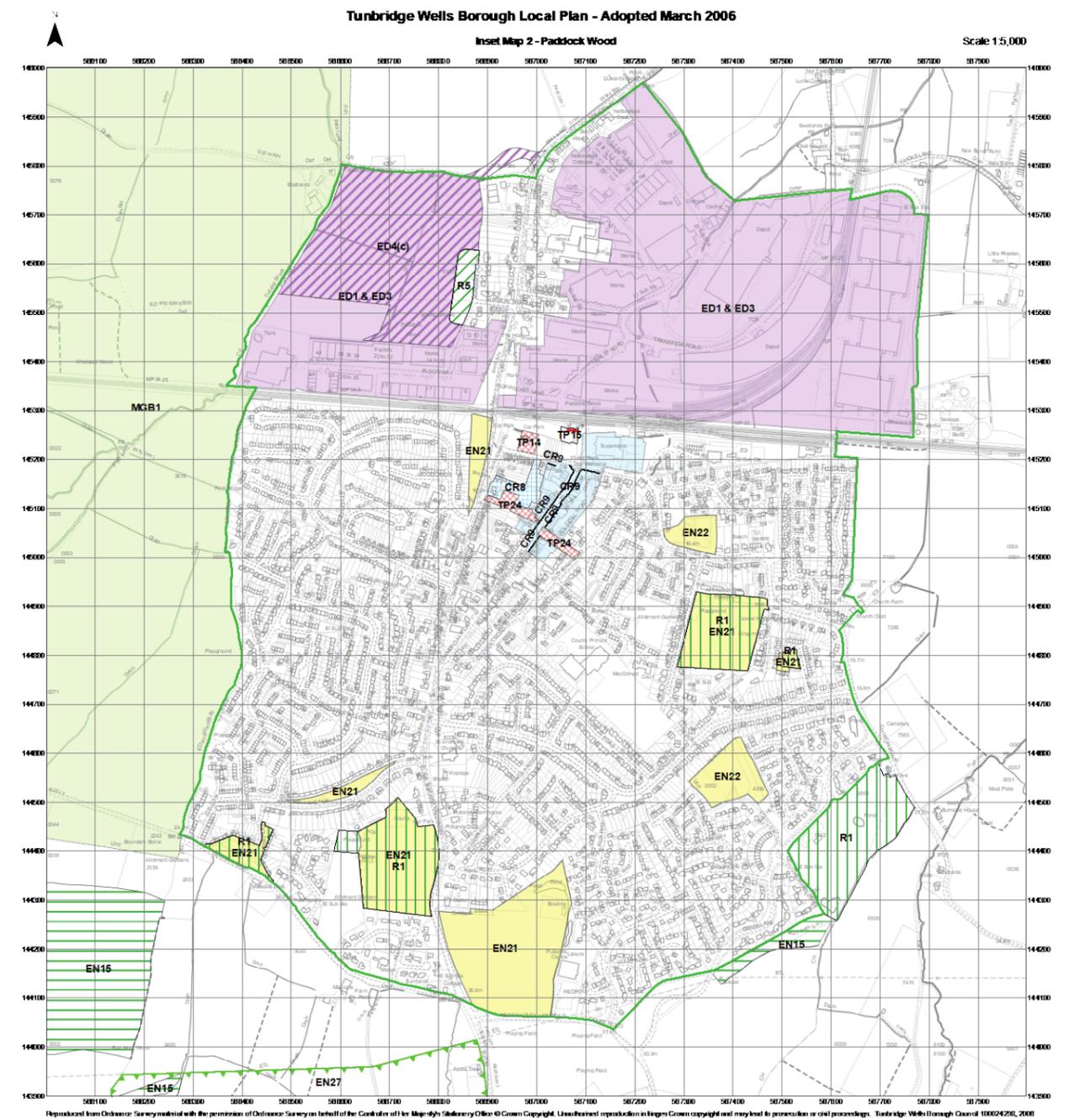


Figure 1: Tunbridge Wells Local Plan Proposals Map, 2006, Paddock Wood extract – saved policies

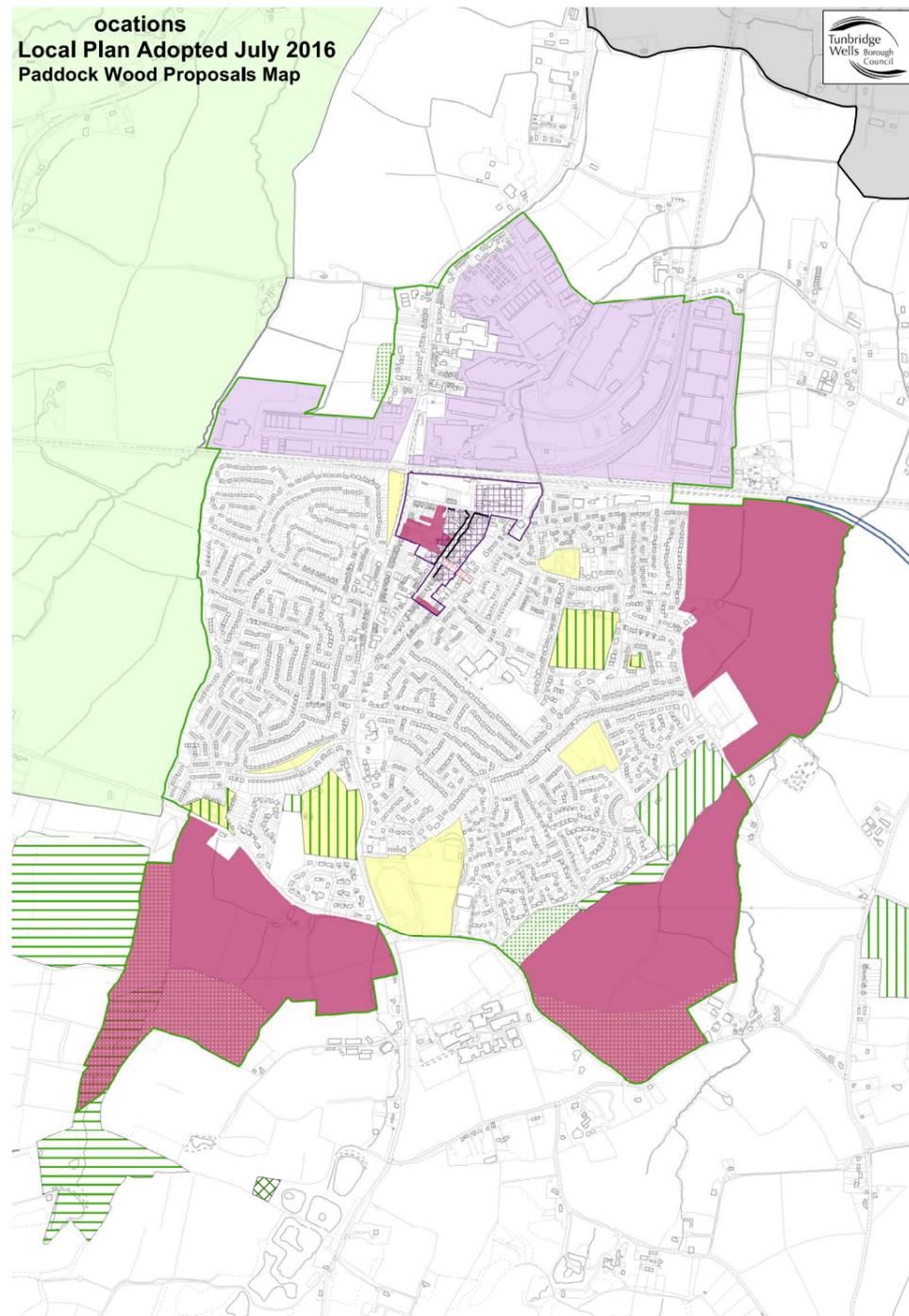


Figure 2: Tunbridge Wells Site Allocations Local Plan Proposals Map, 2016, Paddock Wood extract

- 2.11 A new Local Plan for Tunbridge Wells has recently been submitted for examination. This includes a large number of sites proposed for designation as Local Green Spaces and which are protected as such under Policy EN15. Beyond these, the importance of other green spaces is recognised in Policy OSSR1 which seeks to retain and protect open spaces, unless there are clear demonstrable reasons that justify the loss (or re-provision) of that space. Equally, Policy EN16 seeks to protect green spaces of landscape importance within existing built-up areas.
- 2.12 Through work on the Neighbourhood Plan the importance of green space in Paddock Wood has been recognised, particularly in the context of the significant scale of growth that is proposed in the new Local Plan. As such, all green spaces in Paddock Wood have been reviewed to determine whether they should be designated as Local Green Space, adding to those identified in the new Local Plan.
- 2.13 The importance of this is recognised within the National Model Design Code and Guidance Notes⁵ which recommends that nature and green spaces should be woven into the fabric of our villages, towns and cities. The guidance also makes note of the value in Local Nature Recovery Strategies, which are a flagship measure in the Environment Act. These strategies will have a role in identifying land that should be safeguarded for nature
- 2.14 Furthermore, in March 2021 the Quality of Life Foundation published 'The Quality of Life Framework'⁶. The Foundation, which is supported by MHCLG (now DLUHC), the TCPA and RTPI amongst others, aims to improve people's quality of life by making health and wellbeing central to the way we create and care for our homes and communities. As part of one of the Framework's core objectives – Nature - the framework identifies access to places for leisure and recreation, and contact with nature, as being important determinants in the quality of a place and people's quality of life, making health and wellbeing central to the way we plan for our communities.

⁵ DLHC and MHCLG, National Model Design Code and Guidance Notes, July 2021 - <https://www.gov.uk/government/publications/national-model-design-code>

⁶ The Quality of Life Foundation, March 2021, Quality of Life Framework (prepared with support from MHCLG, the TCPA, RTPI and others)

3. Assessment of potential sites for designation

3.1 An extensive list of potential sites for designation were assessed in Paddock Wood. For comprehensiveness, these included all sites assessed by Tunbridge Wells Borough Council through their review of Local Green Spaces in the new Local Plan, as well as other green spaces across Paddock Wood not considered by the Borough. Included across the following pages is a table displaying a set of completed proformas for all suggested Local Green Space designations in Paddock Wood. The proformas indicate how each of the spaces perform against the criteria for designation established in the NPPF. The sites considered were:

- Site 1: Whetsted Wood
- Site 2: Green space behind Fuggles Close
- Site 3: Foal Hurst Wood Local Nature Reserve
- Site 4: Green space at Newton Gardens
- Site 5: Green space on Cogate Road
- Site 6: Green space on Tutsham Way
- Site 7: Green space on Cobbs Close
- Site 8: Green space on Yeoman Gardens
- Site 9: Green space on Ringden Avenue
- Site 10: Memorial Playing Field (area of proposed community centre)
- Site 11: Green space either side of railway bridge
- Site 12: Green space on Mount Pleasant
- Site 13: Green space on Commercial Road
- Site 14: Green space/rest area behind Wesley Centre
- Site 15: Green space on Forest Road
- Site 16: Green space on Ashcroft Road
- Site 17: Putlands Field
- Site 18: Mascalls School playing field
- Site 19: Green space at The Cedars
- Site 20: Green space on Old Kent Road
- Site 21: Allotments on St Andrews Road
- Site 22: Old church yard on Church Road
- Site 23: St Andrews Playing Field

- Site 24: Green space at The Granary
- Site 25: Natural woodland behind Warrington Road
- Site 26: Green space with ponds on Church Road/Green Lane
- Site 27: Church Road Cemetery
- Site 28: Green Lane Recreation Ground
- Site 29: Natural wooded path behind Green Lane
- Site 30: Green space on Linnet Avenue
- Site 31: Green space on left of southern entrance to Green Lane
- Site 32: Green space on right of southern entrance to Green Lane
- Site 33: Allotments north of Badsell Road
- Site 34: Allotments south of Badsell Road
- Site 35: Green space south of the Goldings
- Site 36: Green space, hedgerow, shrubs and trees that link sites 25 and 28
- Site 37: Ancient woodland, ponds and meadow to the south east of Mascalls School
- Site 38: Field south of Badsell Road/Green space within Mascalls Farm Development
- Site 39: Green Space within Mascalls Grange Development
- Site 40: Green Space within Church Farm Development
- Site 41: Playground, The Ridings
- Site 42: Green Space, North of Eldon Way Industrial Estate
- Site 43: Paddock Wood Overgrown Playing Field
- Site 44: Paddock Wood Primary School Field
- Site 45: Clover Way Play Ground
- Site 46: Field North of Foal Hurst Wood
- Site 47: Pond North of Railway Bridge

3.2 Following the table summary is a map displaying the locations of all sites, which indicates those recommended as suitable for inclusion.

	Area (ha)	Description	Draft Local Plan LGS Assessment	To be designated as LGS in the LP (yes/no)	Policy designations (see policy key for details)	Quality and condition (Good/Mixed/Poor)	The green space does not already have planning permission for development	The green space is in reasonably close proximity to the community it serves	The green space is considered demonstrably special to a local community and holds particular local significance because of its...	Value and benefit to community	Recommendation
Site 1: Whetsted Wood	6.28	Woodland site west of Paddock Wood (PW) that straddles the railway line. The northern section is on private land. The southern section has a public footpath and the Tudeley Brook running along its eastern edge.	SN27: There is insufficient evidence that this site meets the designation criteria, is already sufficiently protected under other designations, and is to be an allocated site in the new Local Plan.	No	AW/GB	Good	✓	✓	wildlife/tranquillity/beauty	Natural woodland within Paddock Wood accessible to all with no restrictions. This ancient woodland supports a rich variety of wildlife including small mammals and birds. Regularly used by dog walkers, children of all ages and forest school.	As this site is allocated for development in the Local Plan, at this point in time it is not a suitable designation. However, any green space provided as part of the development should be designed in such a way to maximise use and enjoyment by the community or as an area of wildlife and biodiversity, and which fulfils the criteria for future designation, so that any green space provided might be designated as LGS in a future review of the Neighbourhood Plan
Site 2: Green space behind Fuggles Close	0.15	Small open space on western edge of PW. Currently used for informal recreational activities. TW Open Space Study (2018) identifies Fuggles Close as opportunity to plug gap in access to children's play in Paddock Wood.	SN153: This area is used for informal recreation by the local community/surrounding housing development.	Yes	None	Mixed	✓	✓	recreational	Open public green space, of visual, social and recreational benefit to those living on the estate. Green space here is vital for the mental health wellbeing for the local residents and should be designated.	To be designated as a LGS in LP so does not need to be included in NP
Site 3: Foal Hurst Wood Local Nature Reserve	12.86	Foal Hurst Wood is a Local Nature Reserve south west of PW. A trail runs around the perimeter of the woods, while a network of footpaths means you can fully explore the interior.	SN158: This area was not considered as it is already sufficiently protected under other local and/or national designations and Policies (i.e. Ancient Woodland; Local Nature Reserve).	No	Policy EN15/AW (partly)	Good	✓	✓	wildlife/tranquillity/beauty	Ancient woodland and a nature reserve, home to endangered species such as Dormice, GCN and a variety of flora and fauna and rich biodiversity. This is an asset of PWTC and of significant value to the community.	As s a Local Nature Reserve and (partly) Ancient Woodland, the site is already sufficiently protected and therefore does not necessarily need LGS designation. It is also an extensive tract of land.
Site 4: Green space at Newton Gardens	0.06	Small patch of green space/central reservation surrounded by Newton Gardens residential houses.	SN181: This green space area contributes to the character/setting and local visual amenity of the surrounding housing development and provides open green space for the residents of Newton Gardens.	Yes	None	Good	✓	✓	Other (visual amenity)	Open public green space forming an appealing central green, of visual, social and recreational benefit to local residents and contributes to the visual amenity for those passing by. The green forms part of the original 1960's design of Newton Gardens providing pleasant open aspect. Loss of this space would impact on property values.	To be designated as a LGS in LP so does not need to be included in NP
Site 5: Green space on Cogate Road	0.11	Public green space within built up area of PW. The space includes benches and footpaths. TW Open Space Study (2018) identifies Cogate Road as opportunity to plug gap in access to children's play in Paddock Wood.	SN168: This area is used by the local community as a green space to walk through, sit and/or rest (with benches located on the area), and also contributes to the character/setting and local visual amenity of the local housing development.	Yes	None	Good	✓	✓	tranquillity/recreational	Open public green space, of visual, social and recreational benefit to those living on the estate.	To be designated as a LGS in LP so does not need to be included in NP

	Area (ha)	Description	Draft Local Plan LGS Assessment	To be designated as LGS in the LP (yes/no)	Policy designations (see policy key for details)	Quality and condition (Good/Mixed/Poor)	The green space does not already have planning permission for development	The green space is in reasonably close proximity to the community it serves	The green space is considered demonstrably special to a local community and holds particular local significance because of its...	Value and benefit to community	Recommendation
Site 6: Green space on Tutsham Way	0.7 (app rox.)	Strip of green space sandwiched between residential development. Provides pedestrian link between Tutsham Way and Yeoman Gardens	SN167: This green space is used for informal recreation by the local community as an accessible pedestrian route through development (between Tutsham Way and Yeoman Gardens). This area also contributes to the character/setting and local visual amenity of the surrounding housing development.	Yes	None	Mixed	✓	✓	Other (access)/tranquillity/recreational	Open public green space, of visual, social and recreational benefit to those living nearby	To be designated as a LGS in LP so does not need to be included in NP
Site 7: Green space on Cobbs Close	0.14	Green space situated at the end of Cobbs Close, providing informal recreational space for residents on Bullion Close and Cobbs Close. Network of footpaths provides walkers with access.	SN169: This green space is used for informal recreation by the local community as an accessible pedestrian route through development (between Cobbs Close, Bullion Close, and Tutsham Way). This area also contributes to the character/setting and local visual amenity of the surrounding housing development.	Yes	None	Mixed	✓	✓	tranquillity/recreational	Open public green space, of visual, social and recreational benefit to those living on the estate.	To be designated as a LGS in LP so does not need to be included in NP
Site 8: Green space on Yeoman Gardens	1.0 (app rox.)	Informal recreational green space at the end of Yeoman Gardens. Provides access link between Yeoman Gardens and Tutsham Way	See Site 6 (adjoined in Local Plan assessment)	NA	None	Mixed	✓	✓	Other (access)/tranquillity/recreational	Open public green space, of visual, social and recreational benefit to those living on the estate.	Recommend that Site 8 is combined with Site 6 (as is done in the Local plan). This would mean that it is already designated in the LP and does not need inclusion in the NP.
Site 9: Green space on Ringden Avenue	0.33	Wide green verge between Ringden Avenue and residential development.	SN165: This area is an important open space which contributes to the character/setting and local visual amenity of the setting/surrounding housing development.	Yes	Policy EN21	Good	✓	✓	other (visual amenity)/tranquillity/recreational	Open public green space, of visual, social and recreational benefit to those living on the estate.	To be designated as a LGS in LP so does not need to be included in NP
Site 10: Memorial Playing Field (area of proposed community centre)	3.08	The Memorial Playing Field provides recreational facilities in the form of a football pitch(es), tennis courts and a children's play ground.	SN150: This site was previously not proposed for designation in the Regulation 18 Draft Local Plan because the area was proposed for allocation/development. However, upon further review for Regulation 19 (while noting the continued potential for a Community Centre on this site), it is considered that the area excluding the indicative location of a potential Community Centre at the	No	Policy R1/EN21	Good	X	✓	recreational	The main town 'Park' offering residents a very pleasant open public green space, of visual, social and recreational benefit to those living locally. Used for community events, and football regularly as well as dog walking, occasional cricket and children playing. Includes children's play area and tennis courts. Of particular social and recreational importance and value to the community, can be enhanced further with additional community space.	Most of the Memorial Fields site is now designated as a LGS in the Local Plan. The small area which is not designated, is a proposed development site for a community centre. Designation of this tract of land would frustrate development and therefore is not recommended. If permission for the community centre does not come to fruition, there may be an opportunity to designate the site at a later date.

	Area (ha)	Description	Draft Local Plan LGS Assessment	To be designated as LGS in the LP (yes/no)	Policy designations (see policy key for details)	Quality and condition (Good/Mixed/Poor)	The green space does not already have planning permission for development	The green space is in reasonably close proximity to the community it serves	The green space is considered demonstrably special to a local community and holds particular local significance because of its...	Value and benefit to community	Recommendation
			north of the site should be designated as Local Green Space (as designation of the whole site may frustrate this potential). The site is demonstrably special to the local community as it is an area of important open space used by the local community for informal recreation (inclusive of a pavilion, playground, informal cricket use, and a football pitch). It is also of local historical significance as it is a memorial field dedicated to those who gave their lives in WW2. It is also considered to be an important green space within the settlement that contributes to its character/setting and local visual amenity.								
Site 11: Green space either side of railway bridge	0.52	The south west quarter of the marked area is a long parcel of greens space enclosed by trees. This space provides informal recreational space. The other parcels of land marked on the map (predominantly to the north of the railway line) appear to be car parks.	SN183: This area is an important open space used for informal recreation. This site also of local importance because of its contribution to the character/setting and local visual amenity of the surrounding area.	Yes	Policy EN21	Mixed	✓	✓	recreational/tranquillity	The only green space for those living in this area the small field is primarily used for dog walking and, in season, picking blackberries and collecting apples which grow here. It provides an Open public green space, of visual, social and recreational benefit to those living nearby.	To be designated as a LGS in LP so does not need to be included in NP
Site 12: Green space on Mount Pleasant	0.01	Landscaped garden with seating on the corner of Maidstone Road and Mount Pleasant.	SN172: This area is a small rest area that is used by the local community to walk through, sit and/or rest (with a bench located on site), and is therefore demonstrably special to the local community. The area also contributes to the character/setting and local visual amenity of the settlement.	Yes	None	Good	✓	✓	tranquillity/beauty	Open public green space, of visual, social and recreational benefit to those living on the estate.	To be designated as a LGS in LP so does not need to be included in NP
Site 13: Green space on Commercial Road	0.01	Landscaped garden at the intersection of Commercial Road and Maidstone Road. (Site not included in updated draft NP but included in original and LP LGS Assessment)	SN170: This area is a small rest area that is used by the local community to walk through, sit and/or rest (with benches located on the area). This site also contributes to the character/setting and local	Yes	None	Good	✓	✓	tranquillity/beauty	Open public green space, of visual, social and recreational benefit to those living on the estate.	To be designated as a LGS in LP so does not need to be included in NP

	Area (ha)	Description	Draft Local Plan LGS Assessment	To be designated as LGS in the LP (yes/no)	Policy designations (see policy key for details)	Quality and condition (Good/Mixed/Poor)	The green space does not already have planning permission for development	The green space is in reasonably close proximity to the community it serves	The green space is considered demonstrably special to a local community and holds particular local significance because of its...	Value and benefit to community	Recommendation
			visual amenity of the settlement.								
Site 14: Green space/rest area behind Wesley Centre	0.04	Small Garden behind the Wesley Centre. Provides informal recreational/rest space for community groups that use the centre.	SN173: This site was previously not proposed for designation in the Regulation 18 Draft Local Plan because the area was proposed for allocation/development as part of the Town Centre. Although not specifically allocated now, it is recognised given its position relative to the services within the central part of Paddock Wood that it could potentially be developed, contributing to the delivery of high quality development as part of the comprehensive development of Paddock Wood. Local Green Space designation would therefore frustrate this potential for development.	No	None	Good	✓	✓	recreational	The garden at the back of the Wesley Centre is predominantly grass which is cut by TWBC and is used by some of the community groups as an extension to their hall hire. It is believed that there may be some gravestones in what is now the grassed area but it has not been possible to confirm this. The Town Council has recently announced some rewilding of green spaces. This space has the potential for a wild flower area, attracting pollinators to the area, thus increasing biodiversity. It offers the potential to be used by local people as a quiet garden to aid mental wellbeing, especially necessary for those who live in the increasing number of properties in Commercial Road being built without gardens	Not proposed for designation despite removal of development allocation in the LP. Designation would ensure that the green space would be retained were development to come forward. TWBC suggest that inclusion inside the town centre boundary means it should be developed on. In fact, its status as one of the few green sites within the Town Centre makes its designation even more important.
Site 15: Green space on Forest Road	0.07	Wedge of publicly accessible green space separating residential development from Forest Road	SN171: This site was previously proposed for designation in the Regulation 18 Draft Local Plan for its contribution to the local visual amenity of the surrounding housing development. However, upon further review for Regulation 19, the area is considered to be an incidental green roadside verge with similar characteristics to many other local verges not proposed for designation. It is consequently considered that there is insufficient evidence that this site meets the designation criterion of 'Demonstrably Special'.	No	None	Good	✓	✓	other (visual amenity)/tranquillity/recreational	Open green space in the centre of a large development, aesthetically pleasing as well as attractive and an area for relaxation and recreation. The Town Council has recently announced some rewilding of green spaces. This space has the potential for a wild flower area, attracting pollinators to the area, thus increasing biodiversity. This space should be designated to prevent further small scale infilling and develop net in the town.	The site was previously allocated in the draft LP but has since been removed because it is not considered 'demonstrably special'. However, the site has clear value in terms of setting for the adjacent houses and amenity.

	Area (ha)	Description	Draft Local Plan LGS Assessment	To be designated as LGS in the LP (yes/no)	Policy designations (see policy key for details)	Quality and condition (Good/Mixed/Poor)	The green space does not already have planning permission for development	The green space is in reasonably close proximity to the community it serves	The green space is considered demonstrably special to a local community and holds particular local significance because of its...	Value and benefit to community	Recommendation
Site 16: Green space on Ashcroft Road	0.01	Green verge separating residential development with Ashcroft Road	SN166: There is insufficient evidence that this site meets the designation criterion of 'Demonstrably Special'.	No	None	Good	✓	✓	tranquillity	Open green space in the centre of a large development, aesthetically pleasing as well as attractive and an area for relaxation and recreation. This space should be designated to prevent further small scale infilling and development in the town. Although this is a small space, it has value in that it could be a roadside flowering verge.	Benefit to the community as a whole is unclear and the TC would need to provide evidence of its value if it wishes to designate this site.
Site 17: Putlands Field	5.44	Recreational facilities including a football pitch, rugby pitch and athletics track. Attached to an adjacent leisure centre.	SN151: This area is an important recreational open space, used for formal and informal recreation by the local community (inclusive of a skate park, athletics track, a bowling green, and football pitches). It accompanies an adjacent leisure centre. The area also contributes to the character/setting and local visual amenity of the settlement.	Yes	EN21	Good	✓	✓	recreational	Open public green space, of visual, social and recreational benefit to local residents which includes an attractive wildlife pond supporting a wide range of insects, birds, reptiles and aquatic life. Used for football regularly as well as dog walking, other sports and children playing. Of particular social and recreational importance. Being one of only three truly open spaces in the town centre	To be designated as a LGS in LP so does not need to be included in NP
Site 18: Mascalls School playing field	5.22	Playing field, 3G football pitches and tennis courts attached to adjacent school.	SN160: There is insufficient evidence that this site meets the designation criterion of 'Demonstrably Special'.	No	None	Good	✓	✓	recreational	School fields should be protected from development, children require this outside space for fitness, fresh air and school time socialisation which benefits their mental health. Space behind the existing school has already been allocated for a possible extension if required after, so what remains of the school field should be designated green space not to be sold off by the school.	Site has value to the community in the form of formal recreational space for the school's students. Designation would prevent the site being sold off by the school.
Site 19: Green space at The Cedars	0.06	Green verge between footpath and traffic. Space includes a small stream and several trees.	SN182: There is insufficient evidence that this site meets the designation criterion of 'Demonstrably Special'. The area is also part of an allocated site in the new Local Plan.	No	None	Good	✓	✓	tranquillity/beauty/other (visual amenity)	Open green space in the centre of a large development, aesthetically pleasing as well as attractive and an area for relaxation and recreation. This space should be designated to prevent further small scale infilling and development in the town. Although this is a small space, it has value in that it could be a roadside flowering verge.	The space provides several important functions including acting as a buffer between residential and the shopping car park, mitigating against flood risk and providing a potential wildlife habitat.

	Area (ha)	Description	Draft Local Plan LGS Assessment	To be designated as LGS in the LP (yes/no)	Policy designations (see policy key for details)	Quality and condition (Good/Mixed/Poor)	The green space does not already have planning permission for development	The green space is in reasonably close proximity to the community it serves	The green space is considered demonstrably special to a local community and holds particular local significance because of its...	Value and benefit to community	Recommendation
Site 20: Green space on Old Kent Road	0.02	Small garden space behind hedge of 77 Kent Close. Unclear if this is accessible to the public.	SN174: There is insufficient evidence that this site meets the designation criterion of 'Demonstrably Special'.	No	None	TBC	✓	✓	TBC	Open green space in the centre of a large development, aesthetically pleasing as well as attractive and an area for relaxation and recreation. This space should be designated to prevent further small scale infilling and development in the town. Much could be made in this space with wild flowers, attracting pollinators.	The space, with its mature trees, is an important part of the setting of the houses along Old Kent Road.
Site 21: Allotments on St Andrews Road	0.79	Large allotment site off of St Andrews Road	SN175: This area is used for informal recreation by the local community (i.e. gardening). This site is also the only allotment site within the surrounding area/central part of Paddock Wood and is therefore considered important to protect for the local community's continued future use.	Yes	None	TBC	✓	✓	recreational/tranquillity	Increasingly popular with local residents and an opportunity to grow fruit and vegetables for own consumption for those with little or no garden of their own.	To be designated as a LGS in LP so does not need to be included in NP
Site 22: Old church yard on Church Road	0.62	Wooded church cemetery off of Church Road in the north east of PW (Paddock Wood Cemetery).	SN147: This area is of particular local historic significance. As the area has no listings, the area benefits from further Local Green Space protection. The area also has a number of large/significant trees which contributes to the character/setting and local visual amenity of the settlement/surrounding housing development.	Yes	EN22	Good	✓	✓	historic significance	Historical location with particular local value and heritage. Contains graves of the original residents of Paddock Wood and Commonwealth War Graves and also contains mature trees and wild flowers. Fantastic for biodiversity due to its peaceful and unspoilt nature which is also and a peaceful location of particular	To be designated as a LGS in LP so does not need to be included in NP
Site 23: St Andrews Playing Field	2.23	Large open space sandwiched between St Andrews Road and Kingsmead Park	SN148: This area is an important recreational open space, used for informal recreation by the local community (inclusive of a playground and benches). This site also contributes to the character/setting and local visual amenity of the settlement and surrounding development.	Yes	R1/EN21	Good	✓	✓	recreational	Open public green space, of visual, social and recreational benefit to residents providing the venue for annual events such as the carnival fete and music events. Used for football regularly as well as dog walking, other sports and children playing. Of particular social and recreational importance. Includes children's play area.	To be designated as a LGS in LP so does not need to be included in NP
Site 24: Green space at The Granary	0.1	Green space at the end of The Granary. Provides buffer between houses and the road. Footpaths provide access to residential development.	SN176: This area is an important recreational open space used for informal recreation by the local community/surrounding housing development and therefore also contributes to its character/setting and local visual amenity.	Yes	R1/EN21	Mixed	✓	✓	recreational/tranquillity	Open public green space, of visual, social and recreational benefit to those living on the estate.	To be designated as a LGS in LP so does not need to be included in NP

	Area (ha)	Description	Draft Local Plan LGS Assessment	To be designated as LGS in the LP (yes/no)	Policy designations (see policy key for details)	Quality and condition (Good/Mixed/Poor)	The green space does not already have planning permission for development	The green space is in reasonably close proximity to the community it serves	The green space is considered demonstrably special to a local community and holds particular local significance because of its...	Value and benefit to community	Recommendation
Site 25: Natural woodland behind Warrington Road	1.27	Wooded area within the urban form of Paddock Wood.	SN180: This site was previously proposed for designation, however following objections from landowners and further review, we are no longer proposing site 180 in Paddock Wood (Natural Woodland Behind Warrington Road) as we consider that "this area is already sufficiently protected by the existing Tree Preservation Order". (info received via email)	No	EN22	TBC	✓	✓	recreational/tranquillity/wildlife	One of the only remaining parts of Paddock Wood's original woodland. An undisturbed woodland rich in biodiversity and all flora and fauna. This is an important area for wildlife and together with the original hedgerow linked. (no's 36, 28)	Though protected by the TPO, designation would bolster this and highlight its value in terms of biodiversity and wildlife. Given the designation of the adjacent site (Site 36) which shares similar qualities, its rejection is inconsistent.
Site 26: Green space with ponds on Church Road/Green Lane	0.21	Green space on the corner of Green Lane and Church Road. Part manicured and part overgrown, the space also has a pond(s).	SN179: This green space area forms an attractive approach to the settlement and nearby housing development and therefore contributes to its character/setting and local visual amenity. The area is also of particular importance in mitigating local flooding issues.	Yes	None	Good	✓	✓	other (flood risk mitigation)/beauty	Open public green space, of visual, social and recreational benefit to those living on the estate. Provides an open aspect attractive view from the roadside as you enter the town	To be designated as a LGS in LP so does not need to be included in NP
Site 27: Church Road Cemetery	1.8	Landscaped cemetery off of Church Road, east of Paddock Wood.	SN177: This area is of particular local historic significance. As the area has no listings, the area benefits from further Local Green Space protection. The area also forms an attractive approach to the settlement and therefore contributes to its character/setting and local visual amenity. The area also has seating for use by the local community.	Yes	None	Good	✓	✓	historic significance	Open public green space, of visual, social and recreational benefit to those living on the estate.	To be designated as a LGS in LP so does not need to be included in NP
Site 28: Green Lane Recreation Ground	3.79	Large open space for informal and formal recreation. Includes a club house, children's playground and pond in the southern corner.	SN178: This area is a recreational open space, used for formal and informal recreation by the local community (inclusive of a pavilion, play area, and football pitches). The area also contributes to the character/setting and local visual amenity of the settlement.	Yes	R1	Good	✓	✓	recreation	Open public green space, of visual, social and recreational benefit to those living on the estate. Used for football regularly as well as dog walking, other sports and children playing. Includes children's play area. Of particular social and recreational importance.	To be designated as a LGS in LP so does not need to be included in NP

	Area (ha)	Description	Draft Local Plan LGS Assessment	To be designated as LGS in the LP (yes/no)	Policy designations (see policy key for details)	Quality and condition (Good/Mixed/Poor)	The green space does not already have planning permission for development	The green space is in reasonably close proximity to the community it serves	The green space is considered demonstrably special to a local community and holds particular local significance because of its...	Value and benefit to community	Recommendation
Site 29: Natural wooded path behind Green Lane	0.82	Footpath within wooded area that runs adjacent to Green Lane to the south of Paddock Wood.	SN163: This area was not considered as it is already sufficiently protected under other local and/or national designations and Policies (i.e. Ancient Woodland).	No	EN15/SLNC V/AW/PRO W	TBC	✓	✓	recreational/tranquillity/wildlife	This is ancient woodland and a pedestrian route used for generations, now sandwiched between two modern housing estates thus providing a green respite between the developments. Rich in biodiversity and species including newts, bluebells, other plant, bird, mammal and amphibian life. This area is also a place where local children can explore and discover local wildlife. It needs to be protected. This is also a public right of way.	Though protected by several existing designations, LGS would further highlight its value in terms of enhancing the local setting and its role in the wider green infrastructure network.
Site 30: Green space on Linnet Avenue	0.04	Green verge between Linnet Avenue and residential development	SN164: There is insufficient evidence that this site meets the designation criterion of 'Demonstrably Special'.	No	None	Good	✓	✓	tranquillity	Open green space in the centre of a large development, aesthetically pleasing as well as attractive and an area for relaxation and recreation. This space should be designated to enable a wild flower area, encouraging plant diversity and pollinators.	Benefit to the community is unclear and the TC would need to provide evidence of its value if it wishes to designate this site.
Site 31: Green space on left of southern entrance to Green Lane	0.76	Wide green verge and hedge line separating Green Lane from residential development to the north.	SN162: This area is a significant green space which contributes to the character/setting and local visual amenity of the settlement and is therefore of local significance to the local community	Yes	None	Good	✓	✓	Other (visual amenity), tranquillity	Open public green space, of visual, social and recreational benefit to those living on the estate. This space should be designated to enable a wild flower area, encouraging plant diversity and pollinators.	To be designated as a LGS in LP so does not need to be included in NP
Site 32: Green space on right of southern entrance to Green Lane	0.29	Green verge and woodland to the south of Green Lane.	SN161: This area is a significant green space which contributes to the character/setting and local visual amenity of the settlement and is therefore of local significance to the local community.	Yes	None	Good	✓	✓	Other (visual amenity), tranquillity	Open public green space, of visual, social and recreational benefit to those living on the estate. This space should be designated to enable a wild flower area, encouraging plant diversity and pollinators.	To be designated as a LGS in LP so does not need to be included in NP
Site 33: Allotments north of Badsell Road	1.29	Large allotment site north of Badsell Road.	SN159: This area is used for informal recreation by the local community (i.e. gardening). The area also contributes to the character/setting and local visual amenity of the settlement/surrounding development. This area is considered important to protect for the local community's continued future use.	Yes	R1	Good	✓	✓	recreational/tranquillity	Increasingly popular with local residents and an opportunity to grow fruit and vegetables for own consumption for those with little or no garden of their own. Valuable for mental wellbeing	To be designated as a LGS in LP so does not need to be included in NP

	Area (ha)	Description	Draft Local Plan LGS Assessment	To be designated as LGS in the LP (yes/no)	Policy designations (see policy key for details)	Quality and condition (Good/Mixed/Poor)	The green space does not already have planning permission for development	The green space is in reasonably close proximity to the community it serves	The green space is considered demonstrably special to a local community and holds particular local significance because of its...	Value and benefit to community	Recommendation
Site 34: Allotments south of Badsell Road	1.3	Large allotment site south of Badsell Road.	SN155: This area is used for informal recreation by the local community (i.e. gardening) and forms an attractive approach to the settlement. This area is considered important to protect for the local community's continued future use. Note: approximately half of this area also crosses into Capel Parish.	Yes	GB (partly)	Good	✓	✓	recreational/tranquillity	Increasingly popular with local residents and an opportunity to grow fruit and vegetables for own consumption for those with little or no garden of their own. Valuable asset for mental wellbeing	To be designated as a LGS in LP so does not need to be included in NP
Site 35: Green space south of the Goldings	0.59	Large open space between Badsell Road and residential development (Goldings). A hedge on the southern border protects it from the road.	SN149: This area was not considered because it has planning permission for seven dwellings (18/00577/FULL).	No	R1/EN21	Good	X	✓	Other (visual amenity), tranquillity, recreational	Open public green space, of visual, social and recreational benefit to those living on the estate, containing mature trees to help screen residences from the busy road.	As there is planning consent on the site, it does not meet the criteria for a Local Green Space
Site 36: Green space, hedgerow, shrubs and trees that link sites 25 and 28	0.19	Wooded green corridor between natural woodland behind Warrington Road and Green Lane Recreation Ground. Runs adjacent to Poppy Meadow.	SN AS_68 This area is of particular local significance because of its richness of wildlife. This area also acts as an important green corridor within the surrounding housing development and therefore contributes to its character/setting and local visual amenity.	Yes	None	TBC	✓	✓	Wildlife	This part of the original hedgerow linking to the ancient woodland. This is of particular biodiversity value as well as being visually attractive.	To be designated as a LGS in LP so does not need to be included in NP
Site 37: Ancient woodland, ponds and meadow to the south east of Mascalls School	1.75 (approx.)	Ancient Woodland situated south east of Mascalls School, the site has a footpath running across its south east corner.	SN NS3: This area was not considered as it is already sufficiently protected under other local and/or national designations and Policies (i.e. Ancient Woodland). The area is also part of an allocated site in the new Local Plan (safeguarded land for potential school expansion). The role and value of the green space will be taken into consideration as part of the master planning required by the Policy for Paddock Wood.	No	AW/PROW	TBC	✓	✓	Wildlife, Tranquillity	This is ancient woodland is rich in biodiversity and species including bluebells, other plant, bird, mammal and amphibian life. Also is a free space for young people to enjoy on foot. Protected via TPO, but should also receive LGS designation.	The site is already sufficiently protected and therefore does not need LGS designation. The site is also allocated in the Local Plan. Given requirements to align the Neighbourhood Plan with the Local Plan policy, designation would frustrate that process.

	Area (ha)	Description	Draft Local Plan LGS Assessment	To be designated as LGS in the LP (yes/no)	Policy designations (see policy key for details)	Quality and condition (Good/Mixed/Poor)	The green space does not already have planning permission for development	The green space is in reasonably close proximity to the community it serves	The green space is considered demonstrably special to a local community and holds particular local significance because of its...	Value and benefit to community	Recommendation
Site 38: Field south of Badsell Road/Green space within Mascalls Farm Development	11.67	Current agricultural land due for development as part of the Development South of Badsell Road. Form and extent of the local green space is to be confirmed once development has been completed. (Needs mapping)	<p>SN154:</p> <p>This area is the subject of planning permission for development (17/03480/FULL) and is part of an allocated development in the area Allocations Local Plan (AL/PW4) and is to be allocated in the new Local Plan. However, a Local Green Space is to be incorporated into the development. This area is also already partly identified as Ancient Woodland; however, the area designated is relatively small in size. This area is to be used for informal recreation and act as an important open green space adjacent to the housing development which will therefore also contribute to its character/setting and local visual amenity. This area is also of local significance because of its richness of wildlife.</p> <p>Note: the site boundaries as shown on the map are of the Local Green Space within the development and are subject to change (not the development site as a whole).</p>	Yes	EN15/LWS/AW	TBC	X	✓	TBC	This is of particular importance as it serves as a wildlife corridor linking Foalhurst wood to neighbouring woodland. As the land next to Foalhurst is populated, nature is likely to be driven out by domestic cats as well as increased human traffic and therefore will move to quieter areas. This field is a vital linkage and also is of benefit to the wider community.	To be designated as a LGS in LP so does not need to be included in NP
Site 39: Green Space within Mascalls Grange Development	8.15	Current agricultural land due for development as part of the Mascalls Court Development. Form and extent of the local green space is to be confirmed once development has been completed. (Needs mapping)	<p>SN146:</p> <p>This area is the subject of planning permission for development (14/506766/HYBRID) and is part of an allocated development in the area Allocations Local Plan (AL/PW3B). However, a Local Green Space is to be incorporated into the development. This area is to be used for informal recreation by the local community and act as an important open green space within and surrounding the housing development which will therefore also contribute to its character/setting and local visual amenity.</p>	Yes	PROW	TBC	X	✓	TBC	Open public green space, of visual, social and recreational benefit to those living on the estate as well as vital wildlife habitat.	To be designated as a LGS in LP so does not need to be included in NP

	Area (ha)	Description	Draft Local Plan LGS Assessment	To be designated as LGS in the LP (yes/no)	Policy designations (see policy key for details)	Quality and condition (Good/Mixed/Poor)	The green space does not already have planning permission for development	The green space is in reasonably close proximity to the community it serves	The green space is considered demonstrably special to a local community and holds particular local significance because of its...	Value and benefit to community	Recommendation
Site 40: Green Space within Church Farm Development	10.74	Current agricultural land due for development as part of the Church Farm Development. Form and extent of the local green space is to be confirmed once development has been completed. (Needs mapping)	SN145: This area is the subject of planning permission for development (14/504140/HYBRID) and is part of an allocated development in the area Allocations Local Plan (AL/PW3A) and is to be allocated in the new Local Plan. However, a Local Green Space is to be incorporated into the development. This area is to be used for informal recreation by the local community and act as an important open green space surrounding the housing development which will therefore also contribute to its character/setting and local visual amenity.	Yes	None	TBC	X	✓	TBC	Open public green space, of visual, social and recreational benefit to those living on the estate as well as vital wildlife habitat.	To be designated as a LGS in LP so does not need to be included in NP
Site 41: Playground, The Ridings	0.05	na	SN152: This area is used for informal recreation by the local community/surrounding housing development.	Yes	None	TBC	X	✓	TBC	Open public green space, of visual, social and recreational benefit to those living on the estate.	To be designated as a LGS in LP so does not need to be included in NP
Site 42: Green Space, North of Eldon Way Industrial Estate	1.34	na	SN156: This area was not considered as it is to be an allocated site in the new Local Plan. The role and value of the green space will be taken into consideration as part of the master planning required by the Policy for Paddock Wood.	No	Flood Zone 2/3	TBC	✓	✓	TBC	These areas are open spaces, rich in biodiversity and relatively undisturbed. Should be protected from development and designated a LGS. If surrounding area is developed, this area should remain as open green space. The area a very pleasant wood which includes oak and birch trees which should be protected as they represent some of the few remaining mature trees in the town centre. The area contains abundant wildlife which has already been impacted by the loss of trees within the adjacent land owned by BCA. It provides a pleasant area for dog walking and provides a route to the Byway leading to Whetseatd road avoiding Maidstone Road and its' narrow pavements. It has the potential to be a very pleasant community open space and woodland in an area of town which will have few open spaces	As this site is allocated for development in the Local Plan, at this point in time it is not a suitable designation. However, any green space provided as part of the development should be designed in such a way to maximise use and enjoyment by the community or as an area of wildlife and biodiversity, and which fulfils the criteria for future designation.

	Area (ha)	Description	Draft Local Plan LGS Assessment	To be designated as LGS in the LP (yes/no)	Policy designations (see policy key for details)	Quality and condition (Good/Mixed/Poor)	The green space does not already have planning permission for development	The green space is in reasonably close proximity to the community it serves	The green space is demonstrably special to a local community and holds particular local significance because of its...	Value and benefit to community	Recommendation
Site 43: Paddock Wood Overgrown Playing Field	1.38	na	SN157: This area was not considered as it is to be an allocated site in the new Local Plan. The role and value of the green space will be taken into consideration as part of the master planning required by the Policy for Paddock Wood.	No	Flood Zone 2/3	TBC	✓	✓	TBC	These areas are open spaces, rich in biodiversity and relatively undisturbed. Should be protected from development and designated a LGS. If surrounding area is developed, this area should remain as open green space. As per the comments at 42 above	As this site is allocated for development in the Local Plan, at this point in time it is not a suitable designation. However, any green space provided as part of the development should be designed in such a way to maximise use and enjoyment by the community or as an area of wildlife and biodiversity, and which fulfils the criteria for future designation.
Site 44: Paddock Wood Primary School Field	1.25	na	SN AS_54: There is insufficient evidence that this site meets the designation criterion of 'Demonstrably Special'.	No	None	TBC	✓	✓	TBC	School fields should be protected from development, children require this outside space for fitness, fresh air and school time socialisation which benefits their mental health.	Site has clear value to the community in the form of formal recreational space for the school's students. Designation would prevent the site being sold off by the school.
Site 45: Clover Way Play Ground	0.04	na	SN AS_55: This area is of particular recreational value used for informal recreation by the local community/surrounding housing development.	Yes	None	TBC	✓	✓	TBC	Open public green space, of visual, social and recreational benefit to those living on the estate, particularly children.	To be designated as a LGS in LP so does not need to be included in NP
Site 46: Field North of Foal Hurst Wood	2.88	na	SN AS_66 This area is of particular local significance because of its richness of wildlife (inclusive of a pond and adjacent to a local wildlife site). The area is also publicly accessible from the south of the area (from Foalhurst Wood) and is used for informal recreation by the local community. Although well-screened by hedgerows, its open character provides an attractive approach to the settlement.	Yes	Green Belt	TBC	✓	✓	TBC	Open public green space adjacent to nature reserve, of visual, social and recreational benefit to the community as well as wildlife. This field is not regularly mown and therefore has added biodiversity benefit.	To be designated as a LGS in LP so does not need to be included in NP
Site 47: Pond North of Railway Bridge	0.19	na	SN AS_67: This site was previously proposed for designation in the Regulation 18 Draft Local Plan for its richness of wildlife. However, upon further review for Regulation 19, it is considered that this site could be considered an incidental green space with similar characteristics with many local sites not proposed for designation. It is consequently considered that there is insufficient evidence that	No	None	TBC	✓	✓	TBC	This pond would benefit from regular management and cleaning to create a perfect oasis for wildlife in the middle of an increasing town. Should be designated as LGS. Particularly important due to the rich diversity of wildlife.	Though the site appears not to meet the criteria for LGS designation, there is potential wildlife value in the form of the pond. The TC will need to provide evidence of this if they want to proceed with designation.

	Area (ha)	Description	Draft Local Plan LGS Assessment	To be designated as LGS in the LP (yes/no)	Policy designations (see policy key for details)	Quality and condition (Good/Mixed/Poor)	The green space does not already have planning permission for development	The green space is in reasonably close proximity to the community it serves	The green space is considered demonstrably special to a local community and holds particular local significance because of its...	Value and benefit to community	Recommendation
			this site meets the designation criterion of 'Demonstrably Special'.								

4. Recommendations

4.1 Of the sites which were considered for designation, only ten were determined suitable for designation during the first stage of the assessment. These sites are listed below and presented on Figure 3. Those not considered appropriate included those already proposed for designation in the new Local Plan or which were subject to wider development allocations.

- Site 3: Foal Hurst Wood Local Nature Reserve
- Site 14: Green space/rest area behind Wesley Centre
- Site 15: Green space on Forest Road
- Site 18: Mascalls School playing field
- Site 19: Green space at The Cedars
- Site 20: Green space on Old Kent Road
- Site 25: Natural woodland behind Warrington Road
- Site 29: Natural wooded path behind Green Lane
- Site 44: Paddock Wood Primary School Field
- Site 47: Pond North of Railway Bridge

4.2 Following on from this assessment, landowners of the shortlisted sites were approached for their views on the proposed designations of their sites as local greenspaces. A copy of the letter sent to landowners for comments is provided in Appendix 2. The sites whose landowner's responded, and a summary of their response, is provided below. The table also displays additional commentary on each site and provides the final recommendation for whether the site is to be designated within the Neighbourhood Plan.

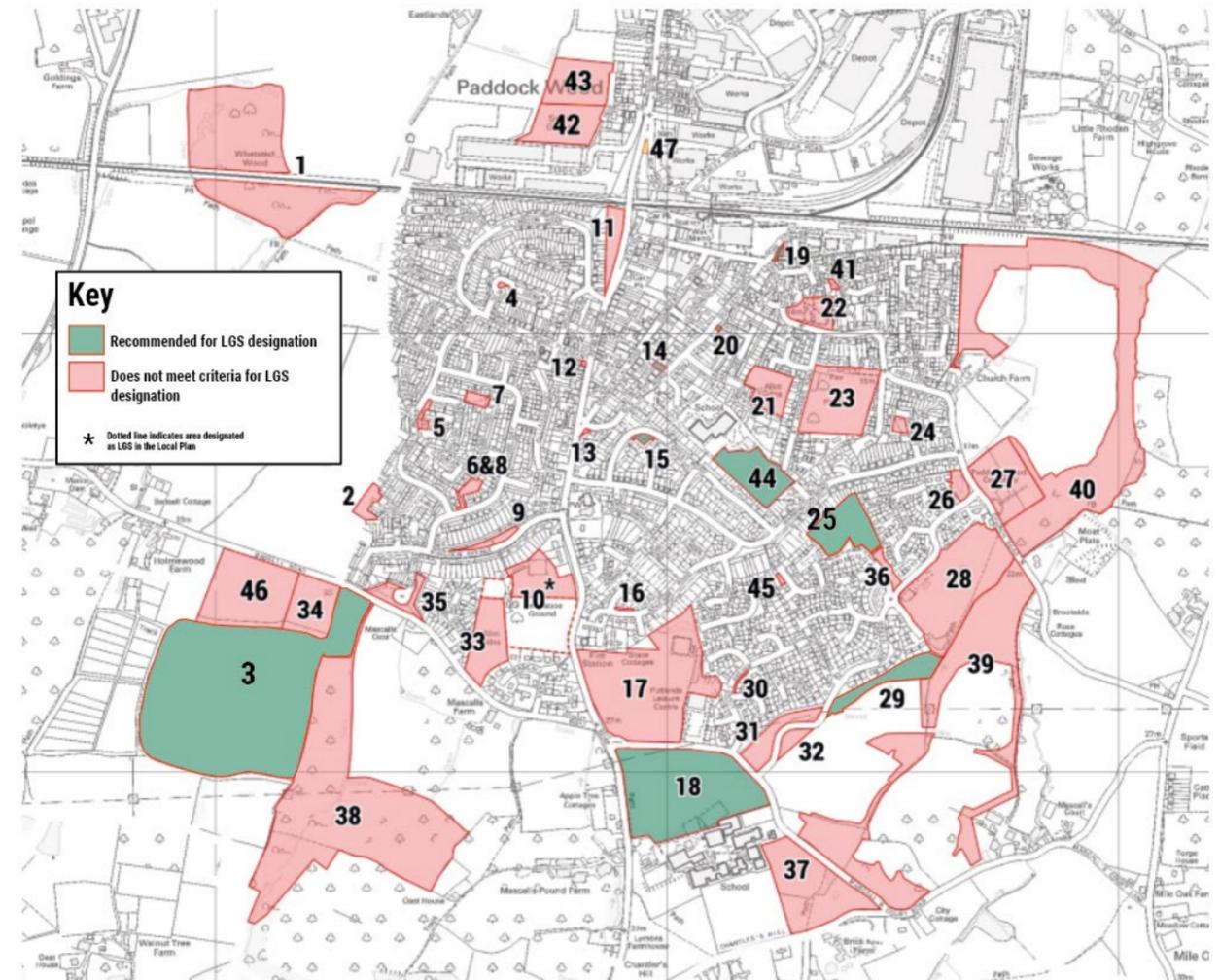


Figure 3: Location plan and recommended assessment of proposed long-list of Local Green Space designations in Paddock Wood

Site	Landowner Response	Local Plan / Other Policies	Commentary	Recommendation
3. Foal Hurst Wood Nature Reserve	-	Site is designated as a Local Nature Reserve (policy EN10) and area of Ancient Woodland (policy EN13) in the emerging Local Plan. The draft Neighbourhood Plan also includes policies in respect of protecting the natural environment and biodiversity.	Site is of value to Paddock Wood community as a whole for wildlife and biodiversity. Site is protected through existing designations. Risk of development is low given status of site.	No Site is sufficiently protected through other policies
14. Wesley Centre	-	No specific designations in the emerging Local Plan. Identified as a non-statutory heritage asset in the draft Neighbourhood Plan.	An important community space (for the Paddock Wood community as a whole) associated with use of the Hall and the only green space within the town centre. It has value to the community being an asset available for all to use. Also has value as a local historical asset. However, access to the green space for the public has been removed and is treated as a private area. Fencing erected around the site has closed the area off, following complaints about antisocial behaviour in the grounds of the Wesley Centre.	No Site is though identified as a local / non-designated heritage asset and policies seeking to preserve and enhance the building and its curtilage apply
15. Forest Road	Land is in private ownership of adjacent homes. Landowners responding to consultation objected to designation.	No specific designations in the emerging Local Plan.	Amenity green space linked to ownership of surrounding properties. Space is overlooked by those properties and where the risk of development / loss of the green space is low. Site is of value to immediate properties and forms part of character of the area, but has limited value to the Paddock Wood community as a whole.	No Landowners object to designation. Risk of development is low.
16. Ashcroft Road	-	No specific designations on the emerging Local Plan.	Incidental roadside verge. Has amenity value for immediately adjacent properties but limited value for the Paddock Wood community as a whole. Site is small and fronted by homes, with low risk from development.	No Site could potentially be a location for street greening, including tree planting or wildflowers, enhancing biodiversity value.
18. Mascalls School Playing Field	Academy recognise importance of open space for pupils and wider community, whilst also embracing need for sustainable development. Owners cite Schedule 1 of Academies Act and that this provides sufficient protection of the land. As such, designation as a Local Green Space is not considered necessary.	No specific designations in the emerging Local Plan, though legislation in respect of school playing fields applies.	Site is of value to the community, both in terms of school pupils but also out-of-hours sports clubs, though use of which is limited and subject to agreement with the school. Protection is however afforded to playing fields through statute. Additional policy layers not necessary, and may frustrate any remodelling of the school at a future date.	No Site sufficiently protected through policies / statute
19. The Cedars	-	Within defined town centre (policy ED9) of the emerging Local Plan, though no specific designations relate to the site. The draft Neighbourhood Plan also includes policies in respect of protecting the natural environment and biodiversity. Site is also in an area at risk from fluvial and surface water flooding.	Relatively small site along roadside. Site has amenity value for adjacent properties and is important for local flood management (being in an area at risk of flooding). Site has limited value to Paddock Wood community as a whole, but risk of development is low.	No Site could potentially be a location for additional street greening, including tree planting or wildflowers, enhancing biodiversity value.
20. Old Kent Road	There is insufficient justification to support designation of the site as Local Green Space.	No specific designations in the emerging Local Plan.	Site in ownership of housing association and linked to adjacent properties backing onto the space. Has amenity value for local residents and forms part of character of area, but limited value to the Paddock Wood community as a whole. Site is fronted by homes and at low risk from development.	No Site could potentially be a location for additional street greening, including tree planting or wildflowers, enhancing biodiversity value.
25. Warrington Road Woodland	No objections received	Identified as an area of landscape importance (policy EN16) in the emerging Local Plan. These are areas which contain a large degree of tree of vegetation cover. Development would only be permitted in limited circumstances and should conserve and enhance the area. The draft Neighbourhood Plan also includes policies in respect of protecting the natural environment and biodiversity.	Site has value for wildlife and biodiversity and forms part of a green corridor linking to the countryside beyond the built-up area and connecting with adjacent sites that benefit from local green space designation in the emerging Local Plan. Designation would give site status consistent with other local green space designations in this part of Paddock Wood.	Yes

29. Green Lane Woodland	-	Site identified in emerging Local Plan for protection of designated sites and habitats (policy EN10). The draft Neighbourhood Plan also includes policies in respect of protecting the natural environment and biodiversity.	Site is of value to Paddock Wood community as a whole for wildlife and biodiversity, and forms part of a wider green corridor for wildlife and biodiversity on the south of the existing built-up area, connecting adjacent sites designated as Local Green Space by TWBC in the emerging Local Plan. Site is protected through existing designations and thus risk of development may be low, but pressure from future development to the south and its role as a connected green corridor emphasises the importance of the site for wildlife, as well as contributing to the character and setting of the residential area. Designation would give site status consistent with other local green space designations in this part of Paddock Wood.	Yes
44. Primary School Playing Field	Designation as a Local Green Space is not considered necessary. Given protection under Schedule 1 of the Academies Act.	No specific designations in the emerging Local Plan, though legislation in respect of school playing fields applies.	Site is of value to the community, primarily for school pupils but also out-of-hours sports clubs, though use of which is limited and subject to agreement with the school. Protection is however afforded to playing fields through statute. Additional policy layers not necessary, and may frustrate any remodelling of the school at a future date.	No Site sufficiently protected through policies / statute
47. Pond North of Railway Line	-	Within Strategic Site growth area (policy SS1) in the emerging Local Plan. No other specific designations.	An incidental roadside space with some limited wildlife value.	No Site could potentially be a location for additional street greening, including tree planting or wildflowers, enhancing biodiversity value.

4.3 Based on feedback from landowners and further consideration of each of the sites against the criteria for designation, it was determined that only two sites should be carried forward and designated in the Plan.

4.4 It is suggested that the sites are provided with a unique title for ease of reference in the Neighbourhood plan and use by officers in planning decisions. The suggested references would be:

- Paddock Wood LGS 01: Warrington Road Woodland
- Paddock Wood LGS 02: Green Lane Woodland



Figure 4: Proposed Local Green Space Designations - Top: Warrington Road Woodland, Bottom: Green Lane Woodland. Map produced by MAGIC <https://magic.defra.gov.uk/> (c) Crown Copyright and database rights 2021. Ordnance Survey 1000228

Appendix 1: Planning Practice Guidance

The following is extracted from Planning Practice Guidance and provides an overview of the Local Green Space Designation, how these should be identified and what is conferred by designation.

What is Local Green Space designation?

Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities.

Paragraph: 005 Reference ID: 37-005-20140306

Revision date: 06 03 2014

How is land designated as Local Green Space?

Local Green Space designation is for use in Local Plans or Neighbourhood Plans. These plans can identify on a map ('designate') green areas for special protection. Anyone who wants an area to be designated as Local Green Space should contact the local planning authority about the contents of its local plan or get involved in neighbourhood planning.

Paragraph: 006 Reference ID: 37-006-20140306

Revision date: 06 03 2014

How does Local Green Space designation relate to development?

Designating any Local Green Space will need to be consistent with local planning for sustainable development in the area. In particular, plans must identify sufficient land in suitable locations to meet identified development needs and the Local Green Space designation should not be used in a way that undermines this aim of plan making.

Paragraph: 007 Reference ID: 37-007-20140306

Revision date: 06 03 2014

What if land has planning permission for development?

Local Green Space designation will rarely be appropriate where the land has planning permission for development. Exceptions could be where the development would be compatible with the reasons for designation or where planning permission is no longer capable of being implemented.

Paragraph: 008 Reference ID: 37-008-20140306

Revision date: 06 03 2014

Can all communities benefit from Local Green Space?

Local Green Spaces may be designated where those spaces are demonstrably special to the local community, whether in a village or in a neighbourhood in a town or city.

Paragraph: 009 Reference ID: 37-009-20140306

Revision date: 06 03 2014

What if land is already protected by Green Belt or as Metropolitan Open Land (in London)?

If land is already protected by Green Belt policy, or in London, policy on Metropolitan Open Land, then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space.

One potential benefit in areas where protection from development is the norm (eg villages included in the green belt) but where there could be exceptions is that the Local Green Space designation could help to identify areas that are of particular importance to the local community.

Paragraph: 010 Reference ID: 37-010-20140306

Revision date: 06 03 2014

What if land is already protected by designations such as National Park, Area of Outstanding Natural Beauty, Site of Special Scientific Interest, Scheduled Monument or conservation area?

Different types of designations are intended to achieve different purposes. If land is already protected by designation, then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space.

Paragraph: 011 Reference ID: 37-011-20140306

Revision date: 06 03 2014

What about new communities?

New residential areas may include green areas that were planned as part of the development. Such green areas could be designated as Local Green Space if they are demonstrably special and hold particular local significance.

Paragraph: 012 Reference ID: 37-012-20140306

Revision date: 06 03 2014

What types of green area can be identified as Local Green Space?

The green area will need to meet the criteria set out in paragraph 100 of the National Planning Policy Framework. Whether to designate land is a matter for local discretion. For example, green areas could include land where sports pavilions, boating lakes or structures such as war memorials are located, allotments, or urban spaces that provide a tranquil oasis.

Paragraph: 013 Reference ID: 37-013-20140306

Revision date: 06 03 2014

How close does a Local Green Space need to be to the community it serves?

The proximity of a Local Green Space to the community it serves will depend on local circumstances, including why the green area is seen as special, but it must be reasonably close. For example, if public access is a key factor, then the site would normally be within easy walking distance of the community served.

Paragraph: 014 Reference ID: 37-014-20140306

Revision date: 06 03 2014

How big can a Local Green Space be?

There are no hard and fast rules about how big a Local Green Space can be because places are different and a degree of judgment will inevitably be needed. However, paragraph 100 of the National Planning Policy Framework is clear that Local Green Space designation should only be used where the green area concerned is not an extensive tract of land. Consequently blanket designation of open countryside adjacent to settlements will not be appropriate. In particular, designation should not be proposed as a 'back door' way to try to achieve what would amount to a new area of Green Belt by another name.

Paragraph: 015 Reference ID: 37-015-20140306

Revision date: 06 03 2014

Is there a minimum area?

Provided land can meet the criteria at paragraph 100 of the National Planning Policy Framework there is no lower size limit for a Local Green Space.

Paragraph: 016 Reference ID: 37-016-20140306

Revision date: 06 03 2014

What about public access?

Some areas that may be considered for designation as Local Green Space may already have largely unrestricted public access, though even in places like parks there may be some restrictions. However, other land could be considered for designation even if there is no public access (eg green areas which are valued because of their wildlife, historic significance and/or beauty).

Designation does not in itself confer any rights of public access over what exists at present. Any additional access would be a matter for separate negotiation with land owners, whose legal rights must be respected.

Paragraph: 017 Reference ID: 37-017-20140306

Revision date: 06 03 2014

What about public rights of way?

Areas that may be considered for designation as Local Green Space may be crossed by public rights of way. There is no need to designate linear corridors as Local Green Space simply to protect rights of way, which are already protected under other legislation.

Paragraph: 018 Reference ID: 37-018-20140306

Revision date: 06 03 2014

Does land need to be in public ownership?

A Local Green Space does not need to be in public ownership. However, the local planning authority (in the case of local plan making) or the qualifying body (in the case of neighbourhood plan making) should contact landowners at an early stage about proposals to designate any part of their land as Local Green Space. Landowners will have opportunities to make representations in respect of proposals in a draft plan.

Paragraph: 019 Reference ID: 37-019-20140306

Revision date: 06 03 2014

Would designation place any restrictions or obligations on landowners?

Designating a green area as Local Green Space would give it protection consistent with that in respect of Green Belt, but otherwise there are no new restrictions or obligations on landowners.

Paragraph: 020 Reference ID: 37-020-20140306

Revision date: 06 03 2014

Who will manage Local Green Space?

Management of land designated as Local Green Space will remain the responsibility of its owner. If the features that make a green area special and locally significant are to be conserved, how it will be managed in the future is likely to be an important consideration. Local communities can consider how, with the landowner's agreement, they might be able to get involved, perhaps in partnership with interested organisations that can provide advice or resources.

Paragraph: 021 Reference ID: 37-021-20140306

Revision date: 06 03 2014

Can a Local Green Space be registered as an Asset of Community Value?

Land designated as Local Green Space may potentially also be nominated for listing by the local authority as an Asset of Community Value. Listing gives community interest groups an opportunity to bid if the owner wants to dispose of the land.

Related policy: paragraphs 99-100

Paragraph: 022 Reference ID: 37-022-20140306

Revision date: 06 03 2014

Published 6 March 2014

Appendix 2: Copy of letters sent to landowners

<<ADDRESS>>

<<DATE>>

Dear <<NAME>>

Paddock Wood Neighbourhood Plan:

Local Green Space Designations – Land in ownership of <<NAME>>

I am writing on behalf of the Paddock Wood Neighbourhood Plan Steering Group to invite your input to the Paddock Wood Neighbourhood Plan, specifically in respect of 'Local Green Space' designations.

The Localism Act granted powers to Town and Parish Councils to prepare Neighbourhood Plans. Once formally 'made' these Plans will form part of the Development Plan and suite of policies used by Tunbridge Wells Borough Council to inform and determine planning applications in Paddock Wood. In Paddock Wood, the Town Council established a Steering Group, comprising Councillors and residents, to prepare a Neighbourhood Plan.

Through work undertaken on the Neighbourhood Plan so far the importance of green space has been identified, particularly in relation to the scale of growth proposed in and around Paddock Wood in the emerging Local Plan being prepared by Tunbridge Wells Borough Council.

In response to this, the Neighbourhood Planning Working Group has identified a number of spaces that it is proposing to designate as 'Local Green Spaces' in the Neighbourhood Plan. Use of such designation gives special protection against development for green areas of particular importance to local communities.

The National Planning Policy Framework outlines the criteria that should be satisfied for a Local Green Space to be designated. The green space should be:

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

The Working Group considers that the green space(s) at <<NAME OF GREEN SPACE>> in the ownership of <<NAME OF LANDOWNER>> meet(s) the criteria for designation. As the landowner, we are asking for your views on the appropriateness of such a designation.

It is important to note that whilst designation would afford the green space similar policy protection to Green Belt, it does not place any new restrictions or obligations on landowners. Management of the land remains the responsibility of the landowner although, with your agreement, there may be opportunities that can be explored which allow the local community to become more involved in the management of the space. Furthermore, designation does not confer any rights of access over what exists at present.

Further information can be found in:

The National Planning Policy Framework (NPPF):

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Planning Practice Guidance:

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

Please do let the Steering Group know whether you are comfortable with the potential for designation of the suggested site(s) as Local Green Space, or whether there are any concerns or comments you wish to raise. All will be considered through production of the Neighbourhood Plan. In addition to any comments on the appropriateness of such a designation, the Steering Group would also be keen to know whether there would be any opportunities for the community to become actively involved in the long-term maintenance of the space.

Please do let us have your views by <<DATE>>. These can be provided by email to the Steering Group or in paper form delivered to the Town Council offices.

We look forward to hearing from you.

Yours sincerely

For the Paddock Wood Neighbourhood Planning Steering Group

<<NAME>>

<<POSITION>>

Paddock Wood Town Council

Neighbourhood Plan for Paddock Wood, 2022-2038

Local Green Space Designations, January 2022

Paddock Wood Town Council
The Podmore Building
St. Andrews Field
St. Andrews Road
Paddock Wood
Kent, TN12 6HT

<https://paddockwood-tc.gov.uk/>
01892 837373