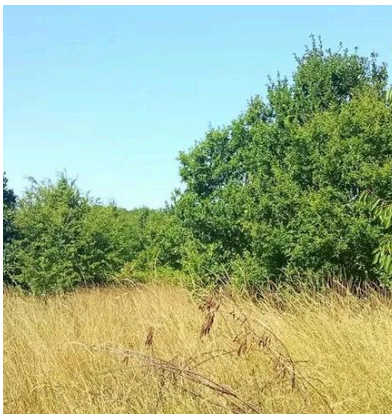
EAST PECKHAM NEIGHBOURHOOD DEVELOPMENT PLAN

Local Green Spaces

What you told us







256
VOTES

15 sites
CONSIDERED

2
WAYS TO TAKE PART

Results of the online and in-person consultation, September to October 2026

East Peckham Parish Council | Version 1.1 | November 2026

The results at a glance

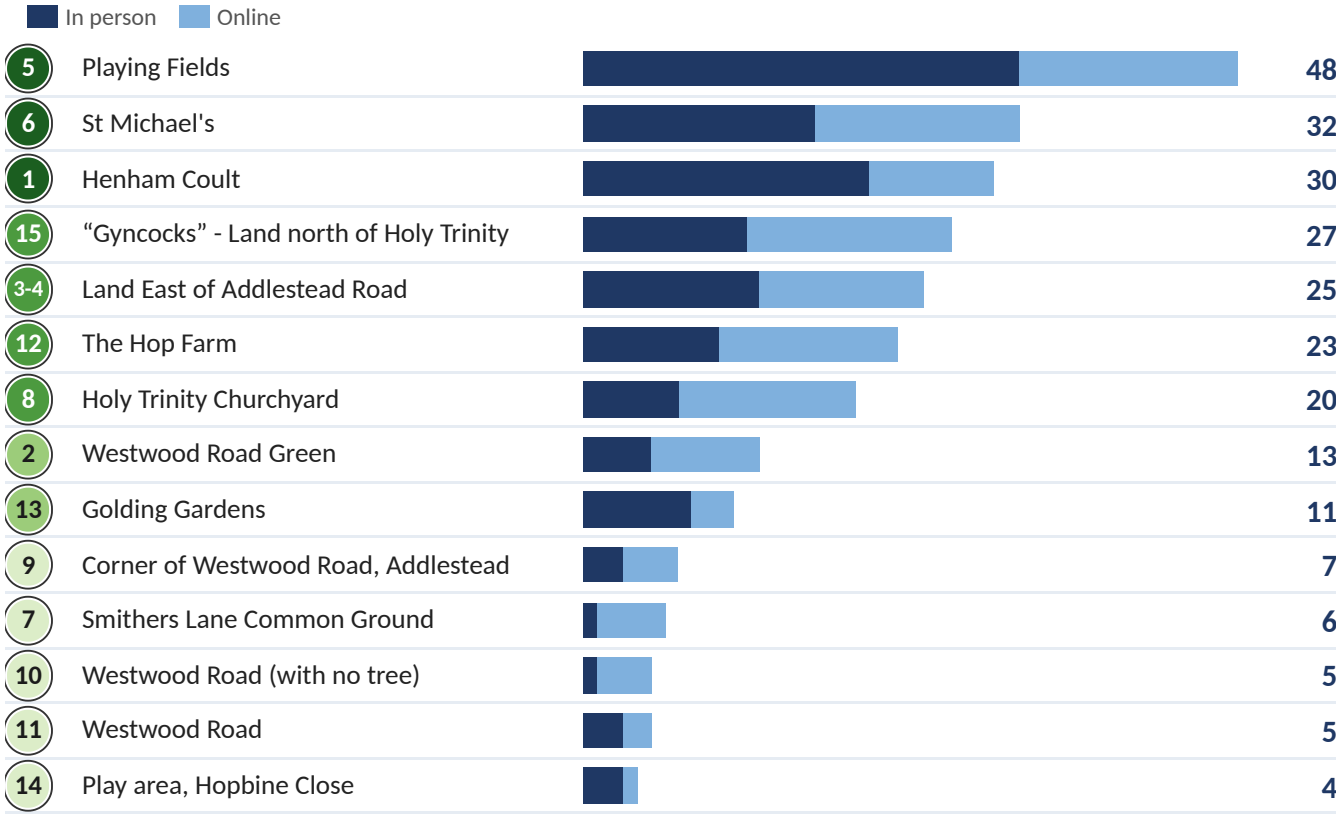
Between September and October 2026, residents were asked which green spaces in East Peckham they value and use, and might want protected as Local Green Spaces in the Neighbourhood Development Plan. Here is what you told us.

256	136	120	15
VOTES IN TOTAL	**IN-PERSON VOTES**	**ONLINE VOTES**	**SITES CONSIDERED**
	red dots on the display boards	from 18 online responses	shown as 14 entries; sites 3 and 4 were voted on together

What the results tell us

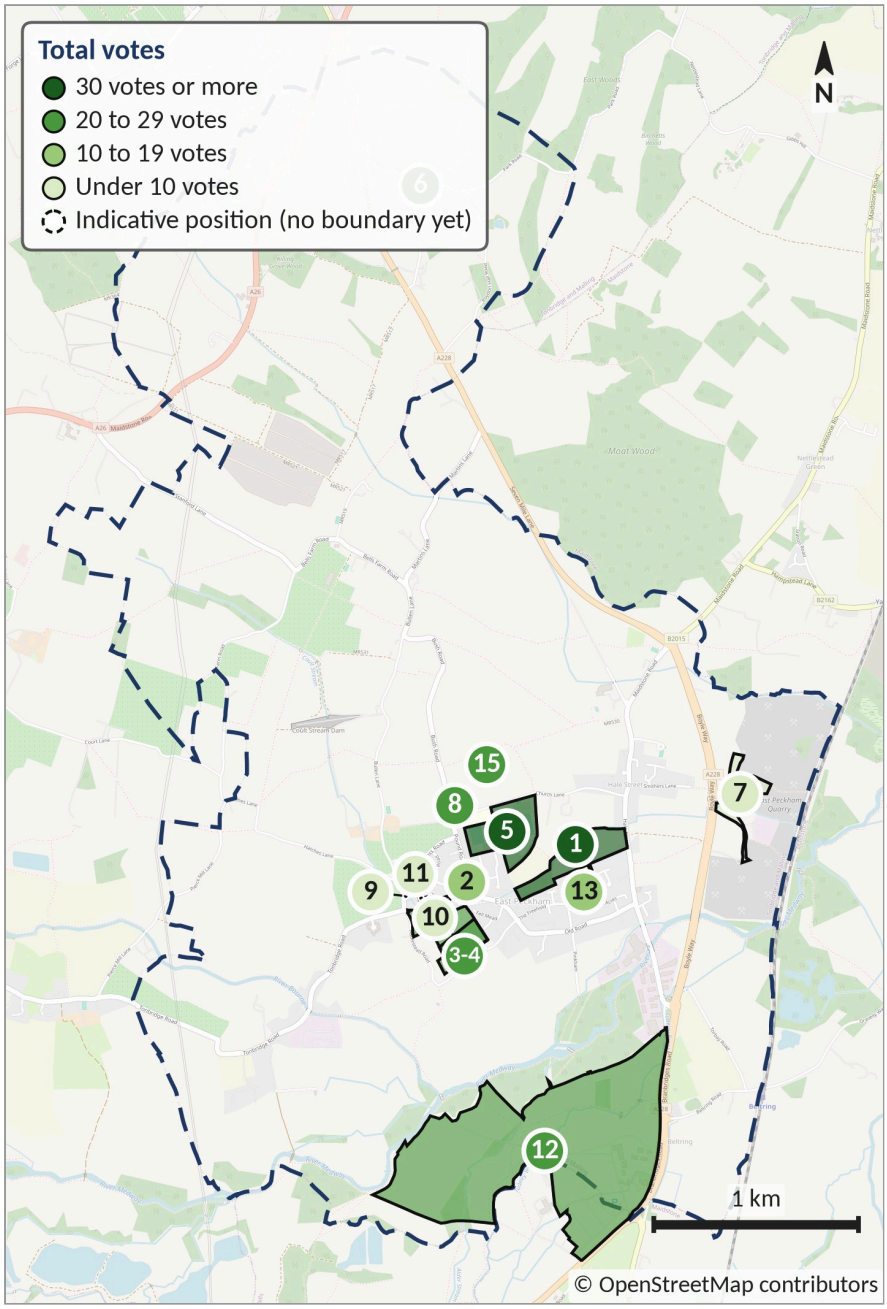
- Playing Fields had the most support (48 votes), followed by St Michael's (32) and Henham Coult (30).
- The five most supported green spaces (Playing Fields, St Michael's, Henham Coult, “Gyncocks” - Land north of Holy Trinity and Land East of Addlestead Road) stay the same however the votes are counted: all votes together, in-person votes only, or all votes leaving out the 13 earliest online responses. The detail is under 'Checks we made' on the page about how the consultation worked.
- Every one of the 14 entries received votes. The fewest was 4 (site 14).
- In their online comments, people mentioned dog walking, wildlife and nature, and peace and quiet most often.

Votes for each green space



Where the green spaces are

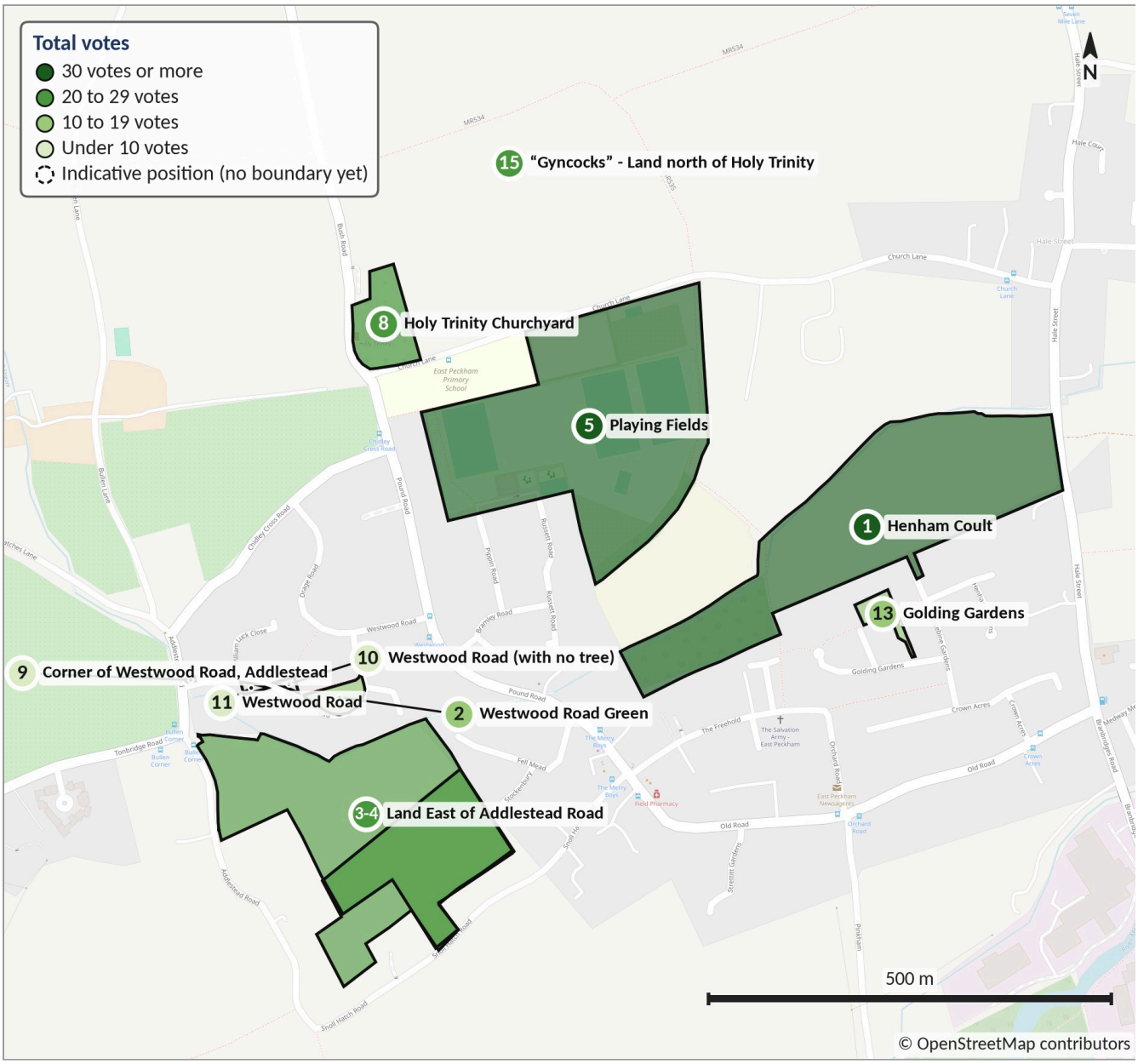
Each numbered circle is one of the sites you were asked about, shaded by the total votes it received. The dashed line is the parish boundary. Site 14 is not shown because its boundary has not yet been mapped, and site 15 is shown at an indicative position.



1 Henham Coult
2 Westwood Road Green
3 & 4 Land East of Addlestead Road
5 Playing Fields
6 St Michael's
7 Smithers Lane Common Ground
8 Holy Trinity Churchyard
9 Corner of Westwood Road, Addlestead
10 Westwood Road (with no tree)
11 Westwood Road
12 The Hop Farm
13 Golding Gardens
14 Play area, Hopbine Close
15 "Gyncocks" - Land north of Holy Trinity

The village centre close up

The same sites around the centre of the village, with their names. The shading shows the total votes.



Sites 6 (St Michael's), 7 (Smithers Lane Common Ground) and 12 (The Hop Farm) are outside this map; they are on the map of the whole parish. Site 14 (Play area, Hopbine Close) is not shown on either map because its boundary has not yet been mapped. Site 15 is shown at an indicative position taken from site photographs.

How the consultation worked, and how to read the results

Two ways to take part

Online

Residents could look through the sites on the Parish Council website, tick the ones they value or use, and say why. The online consultation closed on 11 October 2026. The Local Green Spaces consultation was then reopened at request, because some residents were unable to respond in time, and closed at 23:59 on 21 October 2026. All online responses were received between 6 September and 4 October 2026.

In person

The same photographs, maps and descriptions were displayed on boards as part of the residents' consultation meeting on Tonbridge and Malling Borough Council's Regulation 19 Local Plan, held on 27 September 2026. Visitors placed a red dot against each space they value, and could leave comments on post-it notes. Parish Council staff counted the dots, and the counts were received from the Parish Council Office on 13 October 2026. This report uses the dot counts and the notes about missing sites passed on by the Parish Office.

What counts as a vote

A vote is one tick online, or one red dot in person, for one site. People could support as many sites as they wished, so the number of votes is not the number of people. Online, each response supported 6.7 sites on average. Sites 3 and 4 were shown, and voted on, together.

Who took part

18 online responses were received between 6 September and 4 October. 14 gave an optional postcode, and 14 of those are within the parish. 13 of the 18 online responses arrived on 6 and 7 September, the first two days. In-person visitors were not asked for any details.

How to read the numbers

These results show how much the community values each green space. They are not a referendum.

- People chose whether to take part, so the results show the views of those who responded, not of the whole parish.
- No names were collected, so we cannot check whether one person voted more than once. The number of people who visited the display boards was not recorded.
- A high number of votes shows how much a green space is valued. It does not decide whether it will be protected: that depends on the tests set out at the end of this report.

Checks we made

We tested whether the result depends on how the votes are counted, by comparing: (1) all votes; (2) in-person votes only; and (3) all votes leaving out the 13 online responses received on 6 and 7 September. The same five sites are in the top five each time: Playing Fields, St Michael's, Henham Coult, “Gyncocks” - Land north of Holy Trinity and Land East of Addlestead Road. Playing Fields comes first every time. The order of the sites below the top few changes a little.

The green spaces, one by one

1 Henham Coult

3rd of 14





30 votes — **21** in person + **9** online

Henham Woods / Coult Stream parcel in central East Peckham. It is a 4.85 hectare site - a mature woodland and stream corridor south of Church Lane.

WHAT PEOPLE TOLD US

Wildlife and nature **6** | Dog walking **5** | Peace and quiet **2** | Flood protection **1**

> *"Dog walking, bird watching and being at peace in the nature around me."*

> *"Nature habitat. Lots of animals and birds use this area."*

2 Westwood Road Green

8th of 14





13 votes — **5** in person + **8** online

Westwood Road Green comprises a substantial area of publicly accessible open space located within the Westwood Road residential estate. The site consists of open amenity grassland with six mature broadleaved and fruiting trees, public seating, pedestrian access routes and dog waste facilities.

WHAT PEOPLE TOLD US

Dog walking **5** | Children and families **3** | Peace and quiet **1** | Community life **1**

> *"Every day. This breaks up the buildings and give a respite from the concrete. Nice area for the local children to play."*

3-4 Land East of Addlestead Road

5th of 14







25 votes — **13** in person + **12** online

Sites 3 and 4 were submitted as part of the Regulation 18 consultation to the TMBC draft Local Plan, but it is not known who submitted them. They are included within this list to enable open resident consultation.

WHAT PEOPLE TOLD US

Wildlife and nature 7 | Dog walking 6 | Village identity 2 | Farming and orchards 2

> *"Essential green space for wildlife including meadowland and birds in the dense established hedgerows."*

> *"Wildlife and bio diversity, natural sounds, gap between Snoll Hatch and village"*

5 Playing Fields

1st of 14





48 votes — **32** in person + **16** online

This site comprises approximately 6.86 hectares of publicly accessible community green space at the heart of East Peckham. It incorporates the village sports fields, established allotments, a community wildlife garden managed by local volunteers, the Jubilee Sports Hall, children's play area, tennis court, basketball court, outdoor fitness equipment and associated recreational facilities.

WHAT PEOPLE TOLD US

Dog walking 12 | Children and families 9 | Community life 8 | Wildlife and nature 3

> *"Dog walking, watching football, playing with grandchildren, attending village events"*

> *"Play, pump track, green space, safety coming out of school. Centre of village."*

6 St Michael's

2nd of 14





32 votes — **17** in person + **15** online

St Michael's Church and churchyard are demonstrably special for their historic, environmental and community significance. The site has deep roots in East Peckham's heritage, with origins recorded in the Domesday Book and surviving Norman, 13th-century and 14th-century architectural elements.

WHAT PEOPLE TOLD US

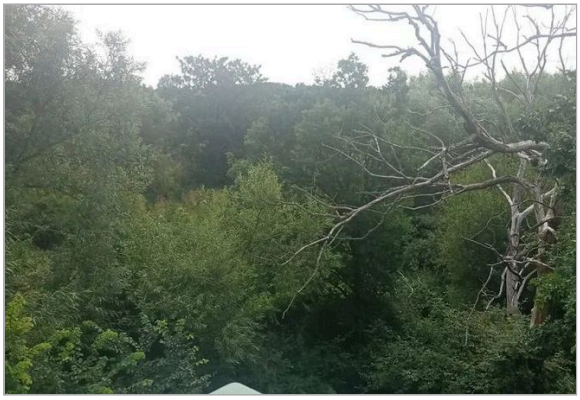
- Peace and quiet 10
- Views and scenery 8
- History and heritage 7
- Wildlife and nature 3

> *"A peaceful place to ponder and stroll amongst the ancient gravestones and listen to the birdsong."*

> *"Enjoying peace and the view. Taking in the history and architecture"*

7 Smithers Lane Common Ground

11th of 14





6 votes — **1** in person + **5** online

The site is located to the east of the Boyle Way (A228) bypass. Access on foot from the village is via a public footpath and footbridge - approximately five minutes from the houses in Smithers Lane.

WHAT PEOPLE TOLD US

- Dog walking 3
- Wildlife and nature 2
- Peace and quiet 2
- Children and families 2

> *"Dog walking, nature and quiet reflection"*

> *"Dog walking. A little derelict now, needs tidying up."*

8 Holy Trinity Churchyard

7th of 14





20 votes — **7** in person + **13** online

Holy Trinity Churchyard (created in 1842) is a quiet, much-loved and well-tended area of our village that is regularly visited.

WHAT PEOPLE TOLD US

Peace and quiet 6 | History and heritage 5 | Children and families 3 | Wildlife and nature 3

> *"A key social and spiritual place for the village."*

> *"Historical local place, religious space, burial site."*

9 Corner of Westwood Road, Addlestead

10th of 14





7 votes — **3** in person + **4** online

This site comprises a small area of publicly accessible open green space at the junction of Westwood Road and Addlestead Road. It consists of a grassed area with a public bench and litter bin, together with mature hedgerows and trees along its boundaries.

WHAT PEOPLE TOLD US

Peace and quiet 2 | Wildlife and nature 1

> *"A nice spot to sit for quiet reflection. It is an important green space amongst the roads and residential properties."*

10 Westwood Road (with no tree)

Joint 12th of 14





5 votes **1** in person + **4** online

This site comprises a small area of publicly accessible open space within the Westwood Road residential neighbourhood. It consists of a simple grassed green surrounded by residential development and footways, providing an important area of openness within the built environment and contributing positively to the character of the surrounding estate.

WHAT PEOPLE TOLD US

Dog walking 1 | Children and families 1

> *"A pleasant spot within a residential development"*

11 Westwood Road

Joint 12th of 14





5 votes **3** in person + **2** online

This site comprises a small area of publicly accessible open space within the Westwood Road residential neighbourhood. It consists of an open grassed green surrounded by residential development and footways, together with a mature broadleaved rowan tree.

WHAT PEOPLE TOLD US

Wildlife and nature 1 | Children and families 1

> *"A nice green area within a residential development"*

12 The Hop Farm

6th of 14





23 votes — **10** in person + **13** online

This site comprises approximately 74.7 hectares of open green space associated with The Hop Farm, located between the River Medway, Branbridges and the A228 at Beltring. The site lies within the Metropolitan Green Belt and forms part of the established Hop Farm Country Park.

WHAT PEOPLE TOLD US

Dog walking 8 | Wildlife and nature 5 | Walking and exercise 3 | The river 3

> *"Play, access to camping, walking, woods and river. Deer and other animals live here."*

> *"Lovely open space for walking and camping close to other river walks. I value this space as it hugs the river walks we enjoy so much and forms the landscape surrounding the hop fields."*

13 Golding Gardens

9th of 14





11 votes — **8** in person + **3** online

This site comprises approximately 0.17 hectares of publicly accessible open green space within the Golding Gardens residential estate. Whilst predominantly grassland, it contains an exceptional collection of mature broadleaved trees together with three recently planted native rowan trees.

WHAT PEOPLE TOLD US

Children and families 3 | Community life 2 | Dog walking 1 | Wildlife and nature 1

> *"This is a very attractive area which provides openness and greenery amongst the residential properties. It is a location where the residents and their friends can spill out and children can play safely outside."*

14 Play area, Hopbine Close

14th of 14



4 votes **3** in person + **1** online

The site is located at the end of a row of houses on Hopbine Close. It comprises a grassy area for recreational activities, with a hardstanding area suitable for chairs and tables.

WHAT PEOPLE TOLD US

Wildlife and nature **1**
Children and families **1**

> *"A safe area of green space where children can play and nature can still play a part"*

Boundary map not yet prepared.

15 "Gyncocks" - Land north of Holy Trinity

4th of 14



27 votes **12** in person + **15** online

A field of arable land where crops are grown, known locally as Gyncocks. Valued by residents for recreation, especially walking, with far-reaching views across the Medway Valley.

WHAT PEOPLE TOLD US

Dog walking **9**
Farming and orchards **6**
Wildlife and nature **5**
Views and scenery **3**

> *"A lovely area, filled with skylark song, which I use often for longer dog walks."*

> *"Dog walking, views, nature watching"*

Boundary not yet mapped. The position shown on the maps is indicative.

Other places residents suggested

Residents were asked whether we had missed any green spaces. They are summarised here without addresses. Initial notes on each suggestion are in the addendum at the end of this report.

- The field behind Medway Meadows (suggested in person).
- A small green with a tree at the end of Golding Gardens.
- Walking routes through the orchards and old hop fields around Bullen Lane, and the footpaths around the village more generally.
- Small fields behind houses on Addlestead Road and Snoll Hatch Road.

1 suggestion in person; 4 of the 18 online responses made suggestions.

What happens next

1. The results are reported to the Local Development Committee, then to the Planning and Transport Committee and Full Council, and published on the Parish Council website.
2. The Neighbourhood Plan group considers the results alongside its own assessment of each site, and decides which sites to put forward as Local Green Spaces in the draft Neighbourhood Development Plan.
3. Sites put forward are then tested through public consultation on the draft plan and an independent examination, before a local referendum.

> **The national tests for Local Green Space**
>
> - **Close to the community it serves.**
> - **Demonstrably special to the local community** and of particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of wildlife.
> - **Local in character** and not an extensive tract of land.
> - Land designated as Local Green Space is then protected in a similar way to Green Belt land.
>
> Source: Ministry of Housing, Communities and Local Government, National Planning Policy Framework (August 2026), policies HC2 and HC8.

About this report

Online responses	Consultation pages on the Parish Council website; 18 responses received between 6 September and 4 October 2026. The records were checked against the live count on 23 October 2026.
In-person results	Red-dot counts and notes collated by the Parish Council Office from the display boards at the residents' consultation meeting of 27 September 2026, received on 13 October 2026.
Site descriptions	As shown to residents during the consultation, prepared by the Local Green Spaces task group of resident volunteers, Parish Councillors and Local Development Committee members.
Photographs	Taken by East Peckham residents and volunteers for the consultation.
Maps	Base map © OpenStreetMap contributors. Site boundaries are those drawn for the consultation and are indicative.
National policy	National Planning Policy Framework (August 2026), policies HC2 and HC8.
Addendum	Residents' suggestions with initial notes against the Local Green Space tests, added in version 1.1 (2 November 2026).
Version	Version 1.1 | November 2026

Your information

No names or contact details were collected. Postcodes were optional and were used only to check that responses came from the parish; they are not published. Comments are quoted without names, and are chosen to illustrate the themes. Nothing in this report identifies a person or a household.

Questions

Contact the Parish Office at **communityresponse@eastpeckham-pc.gov.uk** or telephone **01622 871309**. Further evidence for the Neighbourhood Development Plan is on the Consultation & Feedback page of the Parish Council website.

Version 1.1 | November 2026. © East Peckham Parish Council. Map data © OpenStreetMap contributors.

Local Green Spaces: addendum

Residents made the following suggestions during the recent consultation, when asked whether we had missed any green spaces:

1. The field behind Medway Meadows
2. Small green with a tree at the end of Golding Gardens
3. Walking routes through the orchards and old hop fields around Bullen Lane, and the footpaths around the village more generally
4. Small fields behind houses on Addlestead Road and Snoll Hatch Road

1. The field behind Medway Meadows





Description of site	This site comprises a field at the rear of Medway Meadows that is farmed each year. There is a public footpath. The size of the field is to be confirmed.
Site ownership	Ownership to be confirmed.
Statutory designation, allocation or planning permission	No statutory landscape or ecological designation identified. The site is currently undeveloped fields.
Reasonably close proximity to the community it serves	The site lies at the rear of Medway Meadows residential road and is immediately accessible from the surrounding homes.
Demonstrably special to the local community	Consultation will need to establish whether the site is demonstrably special. The green space makes a contribution to the established green character of the neighbourhood.
Not an extensive tract of open land?	The site is clearly local in character.

> **Conclusion.** To be considered.

2. Small green with a tree at the end of Golding Gardens: Golding Gardens cul-de-sac





Description of site	This site comprises a small area of publicly accessible green space, approximately 0.019 hectares, within the Golding Gardens residential area of East Peckham. The grassed space is dominated by a large, mature hornbeam (Carpinus betulus) with a substantial trunk and broad canopy. The tree is a prominent landscape feature within the cul-de-sac and contributes significantly to the appearance and character of the surrounding residential area.
Site ownership	Ownership to be confirmed.
Statutory designation, allocation or planning permission	No statutory landscape or ecological designation identified. The site is currently undeveloped amenity green space within the residential area.
Reasonably close proximity to the community it serves	The site lies within the Golding Gardens residential estate and is immediately accessible from the surrounding homes and adjoining footpath. It principally serves the local neighbourhood, providing readily accessible green space within easy walking distance of nearby residents and a significant visual contribution to the residential environment.
Demonstrably special to the local community	The site is demonstrably special principally for its beauty, local character and contribution to wildlife. The mature hornbeam is a particularly impressive specimen, with a substantial spreading canopy that creates a distinctive focal point within the cul-de-sac. Its attractive form and golden-yellow autumn foliage provide seasonal interest and enhance the visual amenity of the surrounding residential area. The mature tree also provides habitat and potential nesting and foraging opportunities for birds and invertebrates. Although the size of the grassed area has limited recreational use, the tree provides a shady green space and makes an important contribution to the established green character of the neighbourhood.
Not an extensive tract of open land?	The site is clearly local in character and serves the surrounding residential community. At approximately 0.019 hectares, it is very small, and its boundary follows the established grassed area bounded by the road and footpath. It does not comprise an extensive tract of land.

> **Conclusion.** Overall, the site meets the National Planning Policy Framework tests for Local Green Space through its close relationship with the community it serves and its particular local significance for beauty, local character and wildlife.

3. Walking routes through the orchards and old hop fields around Bullen Lane, and the footpaths around the village more generally

The importance of footpaths and walking routes will be reflected elsewhere in the Neighbourhood Development Plan.

4. Small fields behind houses on Addlestead Road and Snoll Hatch Road

It is believed that this suggestion relates to sites 3 and 4, which formed part of the original consultation.

These notes are a first look at each suggestion, made after the consultation closed. They are not an assessment outcome: any site or view taken forward is tested in the same way as the others, through the draft Neighbourhood Development Plan.