EAST PECKHAM NEIGHBOURHOOD DEVELOPMENT PLAN

Local Green Spaces: addendum

Green spaces residents suggested we had missed, with initial notes against the Local Green Space tests

East Peckham Parish Council | Version 1.0 | November 2026

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.