



**DOVER DISTRICT COUNCIL**

**OPEN SPACE ASSESSMENT REPORT**

**DECEMBER 2019**

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## **Glossary**

AGS	Amenity greenspace
ASB	Anti-social behaviour
DDA	Disability Discrimination Act
DDC	Dover District Council
DPD	Development Plan Document
FIT	Fields in Trust
FOG	Friends of Group
GIS	Geographical Information Systems
GLA	Greater London Authority
KKP	Knight, Kavanagh and Page
LDF	Local Development Framework
LNR	Local Nature Reserve
MUGA	Multi-use Games Area (an enclosed area with a hard surface for variety of informal play)
NPPF	National Planning Policy Framework
NSALG	National Society of Allotment and Leisure Gardeners
ONS	Office of National Statistics
PPG	Planning Policy Guidance
PPS	Playing Pitch Strategy
SOA	Super Output Areas
SPD	Supplementary Planning Document
SSSI	Sites of Special Scientific Interest



# DOVER DISTRICT COUNCIL OPEN SPACE ASSESSMENT

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## PART 1: INTRODUCTION

This is the Open Space Assessment Report prepared by Knight Kavanagh & Page (KKP) for Dover District Council (DDC). It provides detail with regard to what open space provision exists in the area, its condition, distribution and overall quality. This document sets out the findings of the research, consultation, site assessments, data analysis and GIS mapping undertaken as part of this study.

The study will also help to inform the future requirements for provision based upon population distribution, planned growth and findings. The Standards Paper gives direction on the future provision of accessible and high quality provision for open spaces.

In order for planning policies to be 'sound', local authorities are required to carry out a robust assessment of need for open space, sport and recreation facilities. We advocate that the methodology to undertake such assessments should still be informed by best practice including the Planning Policy Guidance 17 (PPG17) Companion Guidance; *Assessing Needs and Opportunities* published in September 2002.

The National Planning Policy Framework (NPPF) has replaced PPG17. However, assessment of open space facilities is still normally carried out in accordance with the Companion Guidance to PPG17 as it still remains the only national best practice guidance on the conduct of an open space assessment.

Under paragraph 96 of the NPPF, it is set out that planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. Specific needs and quantitative and qualitative deficiencies and surpluses in local areas should also be identified. This information should be used to inform what provision is required in an area.

In accordance with best practice recommendations, a minimum size threshold of 0.2 hectares has been applied to the inclusion of some typologies within the study. This means that, in general, sites that fall below this threshold are not audited unless identified as being significant.

The table below details the open space typologies included within the study:

*Table 1.1: Open space typology definitions*

Typology	Primary purpose
Parks and gardens	Accessible, high quality opportunities for informal recreation and community events.
Natural and semi-natural greenspaces	Wildlife conservation, biodiversity and environmental education and awareness.
Amenity greenspace	Opportunities for informal activities close to home or work or enhancement of the appearance of residential or other areas.
Provision for children and young people	Areas designed primarily for play and social interaction involving children and young people, such as equipped play areas, MUGAs, skateboard areas and teenage shelters.
Allotments	Opportunities for those people who wish to do so to grow their own produce as part of the long term promotion of sustainability, health and social inclusion.

## ***Associated strategies***

The study sits alongside the Playing Pitch Strategy (PPS); also undertaken by KKP (provided in separate reports). The Companion Guidance to PPG17 included the open space typology of formal outdoor sports. This is predominantly covered within the associated PPS. The PPS is undertaken in accordance with the methodology provided in Sport England's Guidance 'Developing a Playing Pitch Strategy' for assessing demand and supply for outdoor sports facilities (2013).

Any site initially categorised as outdoor sports provision but with a clear multifunctional role (i.e. available for wider community use) is included in this study as a type of open space. Pitch or sport sites purely for sporting use are solely included within the PPS. For sites with a multifunctional role, double counting of hectares between the two studies does not occur as the PPS looks at the number of pitch/sports facilities at a site and not hectares of land (as prescribed in Sport England Guidance).

## **1.1 Report structure**

### ***Open spaces***

This report considers the supply and demand issues for open space provision across Dover District. Each part contains relevant typology specific data. Further description of the methodology used can be found in Part 2. The report as a whole covers the predominant issues for all open spaces as defined in best practice guidance:

- Part 2: Methodology
- Part 3: Summary of survey and audit scores
- Part 4: Parks and Gardens
- Part 5: Natural/semi-natural greenspace
- Part 6: Amenity Greenspace
- Part 7: Provision for children/young people
- Part 8: Allotments

## **1.2 National context**

### ***National Planning Policy Framework***

The NPPF sets out the planning policies for England. It details how these are expected to be applied to the planning system and provides a framework to produce distinct local and neighbourhood plans, reflecting the needs and priorities of local communities.

It states that the purpose of the planning system is to contribute to the achievement of sustainable development. It establishes that the planning system needs to focus on three themes of sustainable development: economic, social and environmental. A presumption in favour of sustainable development is a key aspect for any plan-making and decision-taking processes. In relation to plan-making the NPPF sets out that Local Plans should meet objectively assessed needs.



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Under paragraph 96 of the NPPF, it is set out that planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. Specific needs and quantitative and qualitative deficiencies and surpluses in local areas should also be identified. This information should be used to inform what provision is required in an area.

As a prerequisite paragraph 97 of the NPPF states that existing open space, sports and recreation sites, including playing fields, should not be built on unless:

- ◀ An assessment has been undertaken, which has clearly shown the site to be surplus to requirements; or
- ◀ The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- ◀ The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

## 1.3 Local context

### *Local Plan Review*

Dover District Council has adopted a suite of open space and leisure strategies to guide the delivery of capital projects and also provide the evidence required to support relevant standards and policies in the Council's Core Strategy (adopted in February 2010) and Land Allocations Local Plan (adopted January 2015).

The Core Strategy makes provision for the delivery of up to 14,000 new homes, with a minimum requirement of 10,100 to be delivered by 2026. It also identifies land for approximately 200,000sqm employment uses and 54,000sqm retail uses. The Council has completed a Strategic Housing Market Assessment (SHMA), which identified an objectively assessed need for housing over the plan period. While an Economic Development Needs Assessment (EDNA) found that very limited employment land would be required to accommodate B class growth in Dover District over the same period.

In response to these findings Dover District Council's Cabinet agreed to a Local Plan Review on 1st March 2017. The first stage was an evaluation of the existing evidence base, and the Council is updating three strategies: its Playing Pitch and Outdoor Sport Facilities, Children's Equipped Play Areas and Parks and Amenity Open Space. All three of these strategies are supported by an overarching Green Infrastructure Strategy.

### *Parks and Amenity Open Space Strategy (2013)*

The 2013 strategy included an updated audit of open space in order to analyse the access, quantity and quality of provision. This identified strategic sites and set out a series of action plans.

Some of the highest priority actions identified in the strategy have been achieved. For instance, since it was adopted, the Council has secured a grant of over £3 million from the Heritage Lottery Fund and Big Lottery Fund to protect heritage and increase capacity at Kearsney Abbey and Russell Gardens. Consequently, there is a need to ensure an up to date strategy and priority actions to help support similar projects moving forwards.

The strategy also sets out the adopted standards for open space in the Dover District.

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*Table 1.3.1: Existing adopted open space standards*

Quantitative standard	Accessibility standard	Quality standard
2.22 hectares per 1,000 population	At least one accessible green space of minimum size 0.4 hectares within 300m At least one green space of 2 hectares within 15 minute walking time/1,000m	Green Flag guidance at strategic sites Qualitative improvement priorities at non-strategic sites

The adopted local standards were derived from the supporting local audit information and data in 2013. These were accepted at examination in public as part of the Land Allocations Local Plan.

The standards were prepared with reference to the Accessible Natural Greenspace Standard (ANGSt) from Natural England. This cites a series of different catchments dependent upon a sites size. The smallest is for households to be within 300m of a 2-hectare accessible natural greenspace. The DDC standard uses a smaller site size requirement to reflect that residents are content with existing levels of open space; their concerns being more focused on quality issues.

The existing standards will be reviewed, in context of the findings from this update, as part of the Standards Paper document.

### ***Review of Play Area Provision (2012-2026)***

The document sets out the strategic approach the Council follows in respect of play area provision up to 2026. An action plan is also included as part of the review.

An important element of the document is setting out the standards for play provision.

*Table 1.3.2: Existing adopted play provision standards*

Quantitative standard	Accessibility standard	Quality standard
0.06 hectares per 1,000 population	Local play space within 600m and/or strategic play space within 1,000m At least one equipped play space in each settlement of village level or above.	Play England Guidance such as 'Design for Play'. Fields in Trust Guidance such as 'Planning and Design for Outdoor Sport and Play'

The document does not propose a standard for LAPs. Instead, it details playable space to be encouraged. Playable space is accessible green space designed to positively encourage play.

Similar to the open space standards, the existing standards for play will be reviewed in context of the findings from this update as part of the Standards Paper document.

## PART 2: METHODOLOGY

This section details the methodology undertaken as part of the study. The key stages are:

- ◀ 2.1: Population
- ◀ 2.2: Auditing local provision
- ◀ 2.3: Quality and value
- ◀ 2.4: Quality and value thresholds
- ◀ 2.5: Identifying local need

### 2.1 Population

Dover District is identified as having a population of 115,803\*. The population figure is used to help determine the current provision levels for different types of open space. Consequently, this will be used to inform and set a quantity provision standard.

The Standards Paper will analyse at a more local level the potential deficiencies as well as future requirements and priorities.

### 2.2 Auditing local provision (supply)

The KKP Field Research Team undertook the site audit scoring for this study in 2018. Open space sites (including provision for children and young people) are identified, mapped and assessed to evaluate site value and quality. Only sites publicly accessible are included (i.e. private sites or land, which people cannot access, are not included). Each site is classified based on its primary open space purpose, so that each type of space is counted only once. The audit, and the report, utilise the following typologies in accordance with best practice:

- ◀ Parks & gardens
- ◀ Natural & semi-natural greenspace
- ◀ Amenity greenspace
- ◀ Provision for children & young people
- ◀ Allotments

All parks (seven) and provision for children and young people (101) have been visited and assessed. A sample of other sites (approximately 25), predominantly amenity greenspace, has also been undertaken. Most of these are key sites, usually fairly large in size. The remaining sites have been assessed via a desk-based assessment in order to check, review and allocate a quality and value score. As specified in the project brief, most natural/semi natural sites have not been assessed but they are still included within the study. However, four natural sites have been visited due to their potential strategic role and offer.

In accordance with best practice recommendations, a minimum size threshold of 0.2 hectares is applied to the inclusion of some typologies within the study. Sites of a smaller size, particularly for the typologies of amenity greenspace and natural and semi-natural greenspace tend to have a different role. Often this is for visual purposes (e.g. small incremental grassed areas such as highway verges) in comparison to other types of open space. Subsequently sites below 0.2 hectares for these typologies are not audited. However, any sites below the threshold (i.e. those that are identified through consultation as being of significance) are included.

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*Source: ONS 2017 Mid-Year population estimates for England*

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The amounts of open space provision are presented later in the report as hectares per 1,000 population. These are used in the Standards Paper to review and update provision standards. Guidance from Fields in Trust and Natural England are also identified to assist in this review.

## Database development

All information relating to open spaces is collated in the project open space database (to be supplied as an Excel electronic file). All sites identified and assessed as part of the audit are recorded within the database. The database details for each site are as follows:

### Data held on open spaces database (summary)

- ◀ KKP reference number (used for mapping)
- ◀ Site name
- ◀ Ownership (if known)
- ◀ Management (if known)
- ◀ Typology
- ◀ Size (hectares)
- ◀ Site audit data

Sites are primarily identified by KKP in the audit using site names initially supplied by DDC, where possible, and/or secondly using road names and locations.

## 2.3 Quality and value

Each type of open space receives separate quality and value scores. This also allows for application of a high and low quality/value matrix to further help determine prioritisation of investment and to identify sites that may be surplus within and to a type of open space.

Quality and value are fundamentally different and can be unrelated. For example, a high quality space may be inaccessible and, thus, be of little value; whereas a rundown (poor quality) space may be the only one in an area and thus be immensely valuable. As a result, quality and value are also treated separately in terms of scoring.

### *Analysis of quality*

Data collated from site visits is initially based upon those derived from the Green Flag Award scheme (a national standard for parks and green spaces in England and Wales, operated by Keep Britain Tidy). This is utilised to calculate a quality score for each site visited. Scores in the database are presented as percentage figures. The quality criteria used for the open space assessments carried out for all open space typologies are summarised in the following table.

### Quality criteria for open space site visit (score)

- ◀ Physical access, e.g. public transport links, directional signposts,
- ◀ Personal security, e.g. site is overlooked, natural surveillance
- ◀ Access-social, e.g. appropriate minimum entrance widths
- ◀ Parking, e.g. availability, specific, disabled parking
- ◀ Information signage, e.g. presence of site information, notice boards
- ◀ Equipment and facilities, e.g. adequacy/maintenance of seating, bins, toilets, etc
- ◀ Site problems, e.g. presence of vandalism, graffiti
- ◀ Healthy, safe and secure, e.g. fencing, gates, staff on site
- ◀ Maintenance and cleanliness, e.g. condition of general landscape & features
- ◀ Groups that the site meets the needs of, e.g. elderly, young people

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For the provision for children and young people, criteria are also built around the Green Flag. It is a non-technical visual assessment of the whole site, including general equipment and surface quality/appearance plus an assessment of, for example, bench and bin provision. This differs, for example, from an independent Royal Society for the Prevention of Accidents (RosPA) review, which is a more technical assessment of equipment in terms of play and risk assessment grade.

## **Analysis of value**

Site visit data plus desk based research is calculated to provide value scores for each site identified. Value is defined in best practice guidance in relation to the following three issues:

- ◀ Context of the site i.e. its accessibility, scarcity value and historic value.
- ◀ Level and type of use.
- ◀ The wider benefits it generates for people, biodiversity and the wider environment.

The value criteria set for audit assessment is derived as:

### **Value criteria for open space site visits (score)**

- ◀ Level of use (observations, survey, consultation), e.g., known popular site, evidence of different users (e.g. dog walkers, joggers, children), located near school and/or community
- ◀ Context of site in relation to other open spaces
- ◀ Structural and landscape benefits, e.g., well located, high quality defining the identity/ area
- ◀ Ecological benefits, e.g., supports/promotes biodiversity and wildlife habitats
- ◀ Educational benefits, e.g., provides learning opportunities on nature/historic landscapes
- ◀ Social inclusion and health benefits, e.g., promotes civic pride, community ownership and a sense of belonging; helping to promote physical and mental well-being
- ◀ Cultural and heritage benefits, e.g., historic elements/links (e.g. listed building, statues) and high profile symbols of local area
- ◀ Amenity benefits and a sense of place, e.g., attractive places that are safe and well maintained; helping to create specific neighbourhoods and landmarks
- ◀ Economic benefits, e.g., enhances property values, promotes economic activity and attracts people from near and far

Children's and young people play provision is scored for value as part of the audit assessment. Value, in particular is recognised in terms of size of sites and the range of equipment it hosts. For instance, a small site with only one or two items is likely to be of a lower value than a site with a variety of equipment catering for wider age ranges.

## **2.4 Quality and value thresholds**

To determine whether sites are high or low quality (as recommended by guidance); the results of the site assessments are colour-coded against a baseline threshold (high being green and low being red). The primary aim of applying a threshold is to identify sites where investment and/or improvements may be required. It can also be used to set an aspirational quality standard to be achieved in the future and to inform decisions around the need to further protect sites from future development (particularly when applied with its respective value score in a matrix format).

The quality and value matrix can be used to help identify those sites which should be given the highest level of protection, those which require enhancement and those which may no longer be needed for their present purpose. The high/low classification gives the following possible combinations of quality and value:

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## Quality and value matrix

		Quality	
		High	Low
Value	High	All sites should have an aspiration to come into this category. Many sites of this category should be viewed as being key forms of open space provision.	The approach to these sites should be to enhance their quality to the applied standard. The priority will be those sites providing a key role in terms of access to provision.
	Low	The preferred approach to a site in this category should be to enhance its value in terms of its present primary function. If this is not possible, consideration to a change of primary function should be given (i.e. a change to another open space typology).	The approach to these sites in areas of identified shortfall should be to enhance their quality provided it is possible also to enhance their value.  In areas of sufficiency a change of primary typology should be considered first. If no shortfall of other open space typologies is noted than the site may be redundant/ 'surplus to requirements'.

The baseline threshold for assessing quality can be set on the pass rate for Green Flag criteria (66%) as the site audit criteria is based on Green Flag. This is the only national benchmark available for quality of parks and open spaces. However, the site audit criteria used for Green Flag is not appropriate for every open space typology as it is designed to represent a sufficiently high standard of site.

Consequently, not all the same criteria are used for scoring all types of open space; as some criteria is more relevant for some forms of open space than others. For example, parks and gardens are assessed against most criteria to reflect the range and quality of facilities/features a park can typically be expected to contain. In comparison, natural and semi-natural greenspace is not assessed for example in terms of lighting or gradient; as neither are considered critical or relevant for natural sites. Whereas for parks, both elements are used as part of scoring parks provision. A summary of the criteria used to score each open space type is set out in Appendix 1.

In effect, there is a maximum score a site can potentially receive for each type of open space. A sites quality percentage is its actual score / the potential maximum score it could achieve for that typology (e.g. if a site scores 80 and the maximum it could achieve is 100; it will have a quality percentage of 80%).

Quality thresholds are therefore adjusted to better reflect average scores for each typology. Consequently, the baseline threshold for certain typologies is amended to better reflect this.

Table 2.2: Quality and value thresholds by typology

Typology	Quality threshold	Value threshold
Parks and gardens	60%	20%
Natural and semi-natural greenspace	60%	20%
Amenity greenspace	50%	20%
Provision for children and young people	60%	20%
Allotments	50%	20%

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For value, there is no national guidance on the setting of thresholds. The 20% threshold applied is derived from our experience and knowledge in assessing the perceived value of sites. Whilst 20% may initially seem low it is a relative score - designed to reflect those sites that meet more than one aspect of the criteria used for assessing value (as detailed earlier).

## **2.5 Identifying local need (demand)**

Consultation to identify local need for open space provision has been carried out via a combination of face-to-face meetings, surveys and telephone interviews. It has been conducted with key local authority officers and town/parish councils. An online community survey was also hosted. This was promoted by the Council and received 282 responses. The findings of the consultation are used, reviewed and interpreted to further support the results of the audit assessment.



## PART 3: SUMMARY OF SURVEY AND AUDIT SCORES

This section provides a summary of the responses to the online community survey. It also describes generic trends and findings from the quality and value ratings for the site audit scores undertaken. Site specific and typology issues are covered in the relevant sections later in the report.

### 3.1 Community Survey

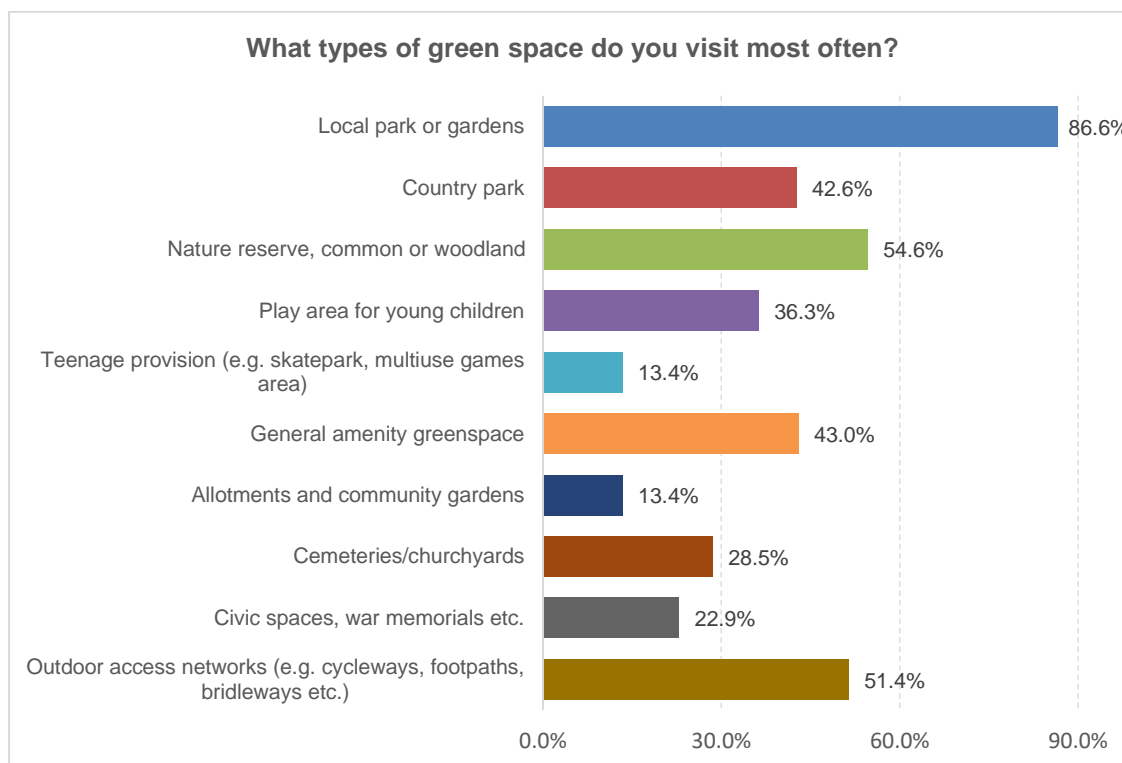
An online community survey was hosted on the Council website and promoted via the Councils communication team. A total of 282 responses were received. A summary of the responses is set out on the following pages.

#### 3.1.1 Usage

The most popular forms of provision to visit are local parks or gardens (87%), nature reserve, common or woodland (55%) and outdoor networks (51%). This is followed by general amenity greenspace (43%) and country park (43%).

Provision such as play area for young children (36%) cemeteries and churchyards (29%), civic space (23%) and allotments (13%) are visited less often. Only 13% of respondents identify visiting teenage provision or allotments most often.

Figure 3.1.1: Types of green space visited most often





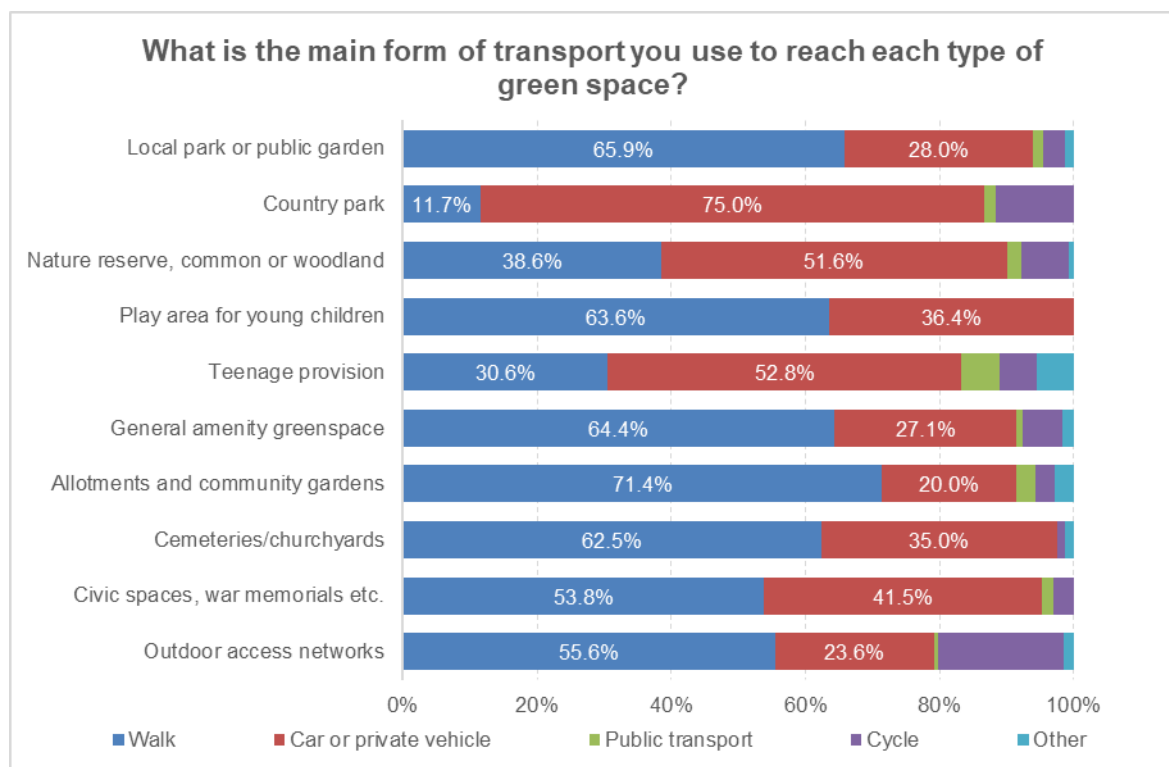
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## 3.1.2 Accessibility

Results from the survey shows that the majority of individuals walk to access most types of provision. This is most evident in allotments (71%), local park or public garden (66%), play areas for young children (64%) general amenity greenspace (64%) and cemeteries/churchyards (62%). Outdoor access networks (56%) and civic spaces (54%) are also popular forms of provision to be accessed by walking.

The exceptions are for country park (75%) or nature reserve, common or woodland which more respondents (52%) signal they access such provision by car or private vehicle. Teenage provision (53%) and play area for young children (36%) are also accessed by a noticeable proportion of respondents by car or private vehicle.

Figure 3.1.2: Mode of travel to open space sites



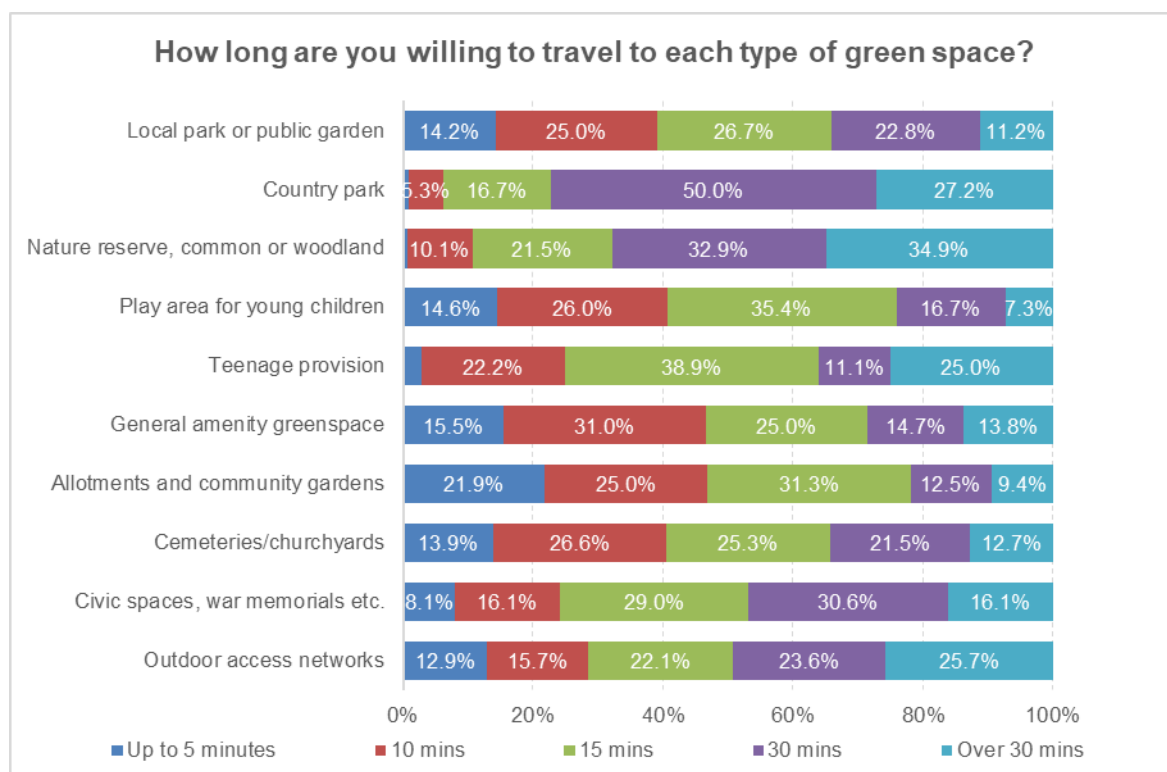
For provision such as country parks there is a willingness to travel further distances; with 50% of respondents stating they would travel up to 30 minutes to access a country park.

For other forms of provision, respondents show a willingness to travel a shorter amount of time (i.e. 10 to 15 minutes). This is particularly noticeably for allotments, play areas and amenity greenspace.

These results have helped inform the catchment mapping for each typology later in the report.

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Figure 3.1.3: Time willing to travel to open space sites



### 3.1.3 Availability

In general, respondents consider the availability of green space provision to be positive. A total of 64.2% of respondents considers availability as quite satisfactory (46.5%) or very satisfactory (17.7%). This is in comparison to the 14.5% of respondents rating availability as quite unsatisfactory (6%) or very unsatisfactory (3.9%). A further 17.4% rate availability as neither satisfactory or unsatisfactory.

Table 3.1.1: Satisfaction with availability of green spaces

Very satisfactory	Quite satisfactory	Neither satisfactory or unsatisfactory	Quite unsatisfactory	Very unsatisfactory
17.7%	46.5%	17.4%	14.5%	3.9%

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### 3.1.4 Quality

A slightly greater proportion of respondents considers the quality of green space provision more negative. However, quality is still positive overall. Over half of respondents' (57%) rate quality as quite satisfactory (45%) or very satisfactory (12%). The positive view towards quality is strengthened by the smaller percentage of respondents to rate quality as either quite unsatisfactory (15%) or very unsatisfactory (8%). There are also 19% of respondents to rate quality as neither satisfactory or unsatisfactory.

*Table 3.1.2: Satisfaction with quality of green spaces*

Very satisfactory	Quite satisfactory	Neither satisfactory or unsatisfactory	Quite unsatisfactory	Very unsatisfactory
12.4%	45.2%	19.4%	14.8%	8.1%

Respondents to the survey were asked what they thought would improve green space provision for them. The most common answers include better maintenance and care of features (64%), better and wider range of facilities (51%), greater attractiveness (43%) and more wildlife/habitat promotion (41%).

*Table 3.1.3: Which of these options would improve green space provision for you?*

Answer option	Percentage of respondents
Better maintenance and care of features	64.4%
Better and wider range of facilities	50.9%
Greater attractiveness (e.g. flowers, trees)	42.7%
More wildlife/habitat promotion	41.3%
Improved access to and within sites	23.8%
More public events	23.5%
Greater community involvement	20.6%
Other	17.8%
Greater information on sites	12.8%

Respondents were asked how much they agree or disagree with the statement that 'visiting green spaces makes them feel better?'

Nearly two thirds of respondents (64%) strongly agree that visiting green spaces makes them feel better. A further 28% agree. Only 2.5% disagree or strongly disagree with the statement.

*Table 3.1.4: Agree/disagree with benefit of green spaces*

Strongly agree	Agree	Neither agree or disagree	Disagree	Strongly disagree
63.7%	28.2%	5.6%	1.4%	1.1%

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## 3.2 Audit overview

Within Dover District there is a total of 309 sites equating to over 651 hectares of open space. The largest contributor to provision is natural and semi-natural greenspace (401 hectares); accounting for 61% of open space.

Table 3.1: Overview of open space provision

Open space typology	Number of sites	Total amount (hectares)*
Park and gardens	7	52
Natural & semi-natural greenspace	28	401
Amenity greenspace	110	148
Amenity closed cemeteries	34	21
Provision for children & young people	101	6
Allotments	29	23
<b>TOTAL</b>	<b>309</b>	<b>651</b>

## 3.3 Quality

The methodology for assessing quality is set out in Part 2 (Methodology). The table below summarises the results of the value assessment for open spaces across Dover District.

Table 3.2: Quality scores for all open space typologies

Typology	Threshold	Scores			No. of sites	
		Lowest score	Average score	Highest score	Low	High
Park and gardens	60%	52%	61%	77%	4	3
Natural & semi-natural greenspace	60%	37%	62%	83%	1	3
Amenity greenspace	50%	34%	55%	82%	35	75
Provision for children & young people	60%	18%	61%	86%	42	57
Allotments	50%	39%	54%	64%	3	26
<b>TOTAL</b>	<b>-</b>	<b>18%</b>	<b>-</b>	<b>86%</b>	<b>85</b>	<b>164</b>

There is generally a positive level of quality across most open space sites. This is reflected in two thirds (66%) of assessed sites scoring above their set threshold for quality.

However, there are proportionally more parks and gardens to rate below the quality threshold. This is predominantly due to the high standard set for parks. Further explanation to this is provided in the parks section.

\* Rounded to the nearest whole number

# DOVER DISTRICT COUNCIL OPEN SPACE ASSESSMENT

## 3.4 Value

The methodology for assessing value is set out in Part 2 (Methodology). The table below summarises the results of the value assessment for open spaces across Dover District.

Table 3.3: Value scores for all open space typologies

Typology	Threshold	Scores			No. of sites	
		Lowest score	Average score	Highest score	<20%	>20%
Park and gardens	20%	50%	60%	82%	0	7
Natural & semi-natural greenspace		26%	51%	64%	0	4
Amenity greenspace		22%	36%	70%	0	110
Provision for children & young people		13%	42%	87%	9	90
Allotments		21%	27%	34%	0	29
<b>TOTAL</b>		<b>13%</b>	<b>-</b>	<b>87%</b>	<b>9</b>	<b>240</b>

The majority of sites (96%) are assessed as being above the threshold for value, reflecting the role and importance of open space provision to local communities and environments.

Provision for children and young people (9%) is the only typology to have a proportion of sites to rate below the value threshold. The nine low value rated sites are presented in Table 7.2.

For provision for children and young people, this reflects a lack of equipment, tired equipment and poorly maintained. However, the value these provide in offering amenity benefit and play interaction could still be important.

A high value site is considered to be one that is well used by the local community, well maintained (potentially with a balance for conservation), provides a safe environment and has features of interest; for example, good quality play equipment and landscaping. Sites that provide for a cross section of users and have a multi-functional use are considered a higher value than those offering limited functions and viewed as unattractive.

## 3.5 Summary

- ◀ 309 sites are identified as open space provision. This is equivalent to over 651 hectares.
- ◀ Of assessed sites, two thirds (66%) rate above the quality threshold.
- ◀ All but nine sites are assessed as above the value threshold; reflecting the importance of provision and its role offering social, environmental and health benefits.

**PART 4: PARKS AND GARDENS**

**4.1 Introduction**

This typology often covers urban parks and formal gardens (including designed landscapes), which provide accessible high-quality opportunities for informal recreation and community events. Country parks may also provide opportunities and functions often associated with parks. This is reviewed on a case-by-case basis to reflect the difference in such provision.

**4.2 Current provision**

There are seven sites classified as parks and gardens in Dover District, the equivalent of over 51 hectares. No site size threshold has been applied and, as such, all known sites are included within the typology.

*Table 4.1: Distribution of parks*

Analysis area	Parks and gardens		
	Number	Size (ha)	Current provision (ha per 1,000 population)
Aylesham	-	-	-
Deal/Walmer	1	5.01	0.15
Dover	6	45.55	0.86
Rural	-	-	-
Sandwich	-	-	-
<b>Dover District</b>	<b>7</b>	<b>51.56</b>	<b>0.45</b>

Dover District has a current provision level of 0.45 hectares per 1,000 head of population. The largest site and the biggest contributor to provision is Bushy Ruff (19.94 ha). This is followed by Kearsney Abbey (9.06 ha). Both are located in Dover.

Fields In Trust (FIT) suggests 0.80 hectares per 1,000 population as a guideline quantity standard. Table 4.1 shows that overall, Dover District is below this suggested standard.

There are however other forms of provision which contribute to the role and use associated with parks. Both Samphire Hoe Country Park and Betteshanger Country Park are considered to offer a dual role. Both sites predominantly provide opportunities linked with natural greenspace but also offer many features associated with parks provision. However, to ensure no double counting of sites they are classified within the natural and semi-natural greenspace typology. It is recognised that part of Betteshanger Country Park is not accessible to the public in order to protect wildlife.

If the sites were to be included within the quantity of parks provision, due to their dual role, the current levels of provision would be significantly increased.

# DOVER DISTRICT COUNCIL OPEN SPACE ASSESSMENT

Table 4.2: Distribution of parks (including country parks)

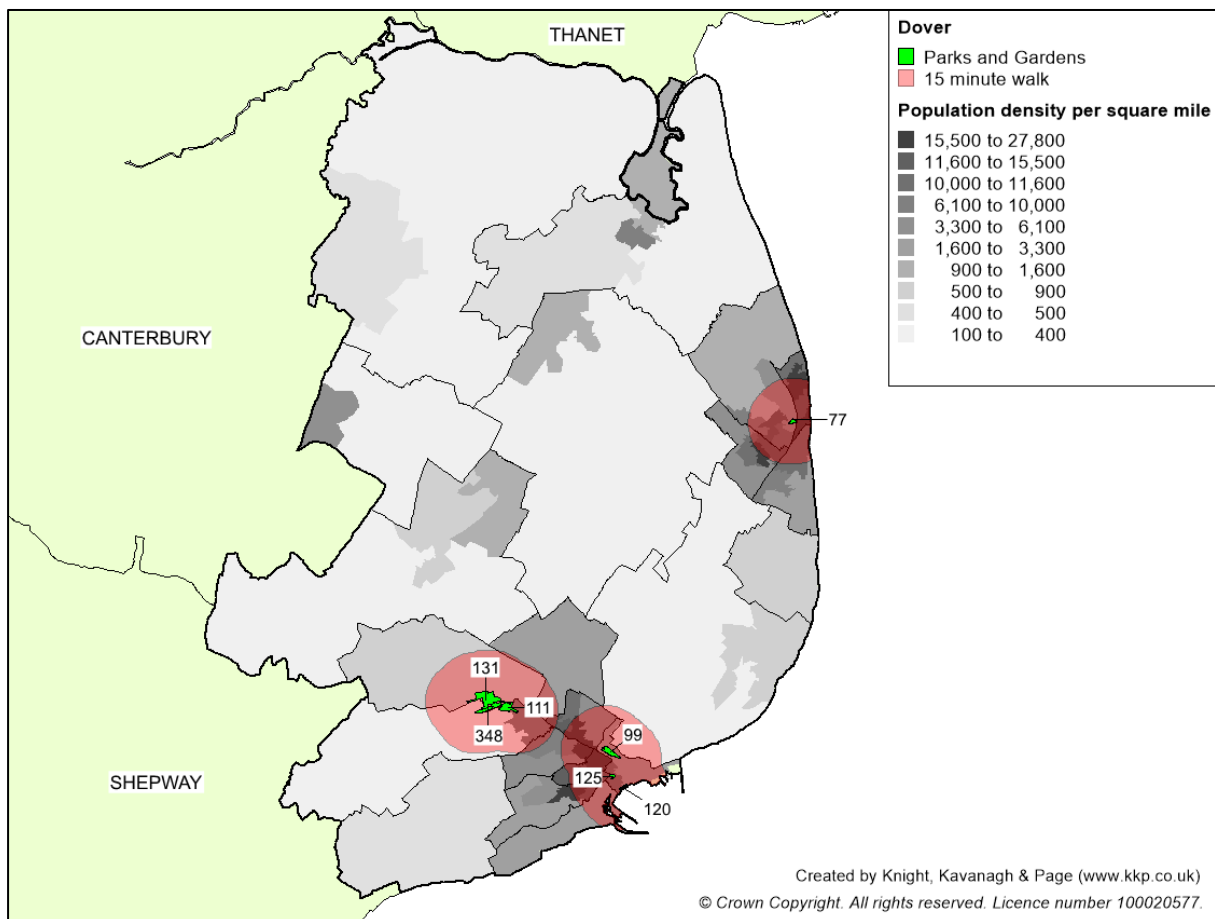
Analysis	Parks and gardens		
	Number	Size (ha)	Current provision (ha per 1,000 population)
Including Samphire Hoe Country Park	7	72.06	0.62
Including Samphire Hoe Country Park and Betteshanger Country Park	8	168.91	1.46

This highlights the potentially important role and opportunities which both sites provide to the District. If either country park is included, the FIT standard is met.

### 4.3 Accessibility

Figure 4.1 shows the location of parks and gardens provision across Dover District with a 15-minute walk time catchment applied. This is based on responses to the community survey. Most respondents suggest this is the distance they would be willing to travel to access parks and gardens provision.

Figure 4.1: Parks and gardens mapped



# DOVER DISTRICT COUNCIL OPEN SPACE ASSESSMENT

Table 4.3: Key to sites mapped

Site ID	Site name	Settlement	Quality score	Value score
77	Victoria Park	Deal	62.5%	54.5%
99	Connaught Park	Dover	57.7%	66.4%
111	Kearsney Abbey	Dover	76.8%	81.8%
120	Marine Parade Gardens	Dover	55.0%	52.7%
125	Pencester Gardens	Dover	54.4%	50.0%
131	Bushy Ruff	Dover	52.4%	52.7%
348	Russell Gardens	Dover	68.3%	63.6%

As can be seen in Figure 4.1, the majority of parks provision (six sites) are located in Dover. This is the settlement with the highest population density. The other settlement with parks provision is Deal.

Whilst several settlements are without parks provision, they are generally areas of lower population density. This is with the exceptions of settlements such as Sandwich and Aylesham. However, these settlements are served by other forms of open space such as amenity greenspace which may offer similar opportunities.

Sandwich is one of the more densely populated areas of the District without parks provision. The Sandwich Parks Project has been established by DDC/Town Council to help address the lack of a strategic park. The settlement is however identified as containing The Butts, Ropewalk and Town Wall (which is classified as an amenity greenspace in this study). This connection of open spaces is seen as having the potential to act in a similar function to a traditional single park site; as the settlement is restricted in available space due to its historic nature/landscape.

## 4.4 Quality

To determine whether sites are high or low quality (as recommended by Companion Guidance to PPG17); scores from site assessments are colour-coded against a baseline threshold (high being green and low being red). The table overleaf summarises the results of the quality assessment for parks in Dover District. A threshold of 60% is applied in order to identify high and low quality. Further explanation of how the quality scores and thresholds are derived can be found in Part 2 (Methodology).

Table 4.4: Quality ratings for parks in Dover District

Analysis area	Scores (%)			Spread	No. of sites	
	Lowest score	Average score	Highest score		<60%	>60%
Aylesham	-	-	-	-	-	-
Deal/Walmer	61%	61%	61%	0%	0	1
Dover	52%	61%	77%	24%	4	2
Rural	-	-	-	-	-	-
Sandwich	-	-	-	-	-	-
<b>Dover District</b>	<b>52%</b>	<b>61%</b>	<b>77%</b>	<b>24%</b>	<b>4</b>	<b>3</b>



## DOVER DISTRICT COUNCIL OPEN SPACE ASSESSMENT

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Of the seven parks in the Dover District, three (43%), rate above the threshold. These are Victoria Park (Deal), Kearsney Abbey and Russell Gardens (Dover). Whilst four sites fall below the quality threshold, it is worth noting that Connaught Park only just rates below the threshold with 58%.

The highest scoring park in Dover District is Kearnsey Abbey, with a score of 77%. The site is an attractive and popular site. It is recognised as attracting visitors from outside the District. The gardens are laid out as informal parkland around two ornamental lakes. It has signage and directional signposts, paths, car parking and a BBQ area. It also has a good supply of seating and bins and has the additional benefit of a café/kiosk and play area. Consultation identifies concerns about urbanising Kearnsey Abbey and the removal of trees; with the adverse effect this could have to wildlife

The site is subject to a £3 million Heritage Lottery Fund (HLF) restoration project. This will include restoring the Grade II listed former billiards room (the only remaining structure from the original mansion) and an extension to the existing café. The works will also see other enhancements such as new toilets and seating.

Russell Gardens is the second highest scoring site (68%) in the District. It is a popular site with more formal features such as an ornamental lake. The site is situated adjacent to Kearnsey Abbey and Bushy Ruff. It also forms part of the HLF with Kearsney Abbey. The site has sufficient seating, bins and scores well for overall maintenance. In addition, there is also car parking.

Despite Marine Parade Gardens (55%) scoring slightly below the quality threshold, there are no quality issues observed. The site is attractive with flowers, plaques and memorials. It has an abundant supply of benches and scores excellent for overall maintenance, drainage and quality of entrances. It serves a different purpose than much larger parks such as Kearsney Abbey.

Similarly, Bushy Ruff (52%) and Victoria Park (63%) are also well-maintained sites. The former scores lower for personal security and pathways. However, both are well used sites with no significant issues noted.

Pencester Gardens (54%) rates lower for visual scores as it appears visually less attractive. Consultation with Dover Town Council suggests the site suffers from regular anti-social behaviour, is perceived as unsafe and does not meet the needs of the community. The site does score well for containing wide pathways, lighting, signs, numerous benches and bins, a play area, and a skate park.

Both forms of play provision are perceived through consultation as being beyond their useful lifespan. The site appears to be well-used as a cut through. Numerous comments from the survey highlight the anti-social behaviour problems at the park. This is cited as preventing people from visiting due to feeling unsafe. Consequently, facilities such as the play area are perceived to not being used to their potential as a result of the sites perception.

However, DDC is leading a multi-agency approach to tackle these issues which is proving effective. This includes proposals to relocate benches to increase natural surveillance and to make the area more attractive as a destination rather than just a short-cut.

## DOVER DISTRICT COUNCIL OPEN SPACE ASSESSMENT

Connaught park scores marginally below the quality threshold (58%). The site benefits from a play area, signage, large grass areas, good paths and toilet facilities. However, it is not without issues. At the time of assessment there was evidence of vandalism observed on the toilet building, entrance boards and bins. Maintenance and some steep gradients mean the site scores lower for quality than others. It does however have the potential to be a very good park.

Comments expressed in the community survey cite Connaught Park as being a lovely place to visit but that it is very under used and has much potential. The site has historic and wildlife features and benefits from potential sporting opportunities via football goals and tennis courts. However, consultation with Council officers and Dover Big Local demonstrates that these courts are rarely used, and the park as a whole is very underused. Both also highlight that access is not ideal as the site is adjacent to a very busy and steep road.

Dover Big Local convey the park could benefit and encourage greater use if a skate park or MUGA were to be installed. Similarly, changing rooms could potentially enhance use of the tennis courts.

Common views from the community survey highlight a lack of decent public toilets and places for young families to go to and enjoy in the local area. There are also concerns about urbanising Kearsney Abbey and the removal of trees; with the adverse effect this could have to wildlife.

### 4.5 Value

To determine whether sites are high or low value (as recommended by the Companion Guidance to PPG17); the scores from the site assessments have been colour-coded against a baseline threshold (high being green and low being red). The table below summarises the results of the value assessment for parks in Dover District. A threshold of 20% is applied in order to identify high and low value. Further explanation of how the value scores are derived can be found in Part 2 (Methodology).

*Table 4.5: Value scores for parks by analysis area in Dover District*

Analysis area	Scores (%)			Spread	No. of sites	
	Lowest score	Average score	Highest score		<20%	>20%
Aylesham	-	-	-	-	-	-
Deal/Walmer	59%	59%	59%	0%	0	1
Dover	50%	61%	82%	32%	0	6
Rural	-	-	-	-	-	-
Sandwich	-	-	-	-	-	-
<b>Dover District</b>	<b>50%</b>	<b>60%</b>	<b>82%</b>	<b>32%</b>	<b>0</b>	<b>7</b>

All parks score above the threshold for value. The three highest scoring sites are Kearnsey Abbey (82%), Connaught Park (66%) and Russell Gardens (64%).

Kearnsey Abbey scores the highest for quality and value. The park has Grade II listed features so consequently rates highly for cultural and heritage value. It also benefits from additional economic value due to the tea rooms and the kiosk on site. It is attractive and meets the needs of several users so rates highly for structural landscapes and amenity value.

## DOVER DISTRICT COUNCIL OPEN SPACE ASSESSMENT

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To assist in the continuing value and quality of parks provision, work is being undertaken by the Council to support the establishment of a Kent Parks Forum. Related to this, is the Kearnsey Parks Forum a fledging friends group. Both forums are aiming to promote the use and information surrounding parks in the area.

'Anna Outdoors' is an organisation providing education about outdoors and nature whilst engaging and inspiring people to use resources including looking after the environment. Activities take place all around the Kent area. Consultation identifies the view that parks are becoming manicured, but opportunities exist particularly with regard to natural play. For instance, fallen trees could be used as potential play structures at sites such as Kearnsey Abbey.

The perception of a lack of benches is also highlighted at Kearnsey Abbey. 'Anna Outdoors' highlight that there needs to be benches to be able the site to be used all year round. The Group are trying to encourage use of the site.

All parks provide opportunities for a wide range of users and demonstrate the high social inclusion, health benefits and sense of place that parks can offer. Park sites are popular for cycling and walking as well as lots of wildlife. Guided walks and other activities are organised regularly which adds to amenity and social value. Also, most sites are accessible for wheelchair users. Sites have the potential to accommodate many varieties of informal exercise and activities (e.g. outdoor gyms, health walks etc) which should be encouraged and supported wherever possible.

One of the key aspects of the value placed on parks provision is their ability to function as a multipurpose form of open space provision. Parks provide opportunities for local communities and individuals to socialise and undertake a range of different activities, such as exercise, dog walking and taking children to the play area. Taking all this into account, parks and gardens are recognised as being heavily integrated into people's everyday lives.

### 4.6 Summary

#### **Parks and gardens**

- ◀ There are seven sites classified as parks and gardens, an equivalent to over 51 hectares.
- ◀ Fields In Trust (FIT) suggests 0.80 hectares per 1,000 population as a guideline quantity standard. Overall, Dover District is below this suggested standard.
- ◀ However, other forms of open space also contribute to the perception and role of parks; such as sites like Samphire Hoe Country Park and Betteshanger Country Park. Both sites are classified and included as natural and semi-natural greenspace provision. However, if included in the provision of parks, the FIT suggested standard is surpassed.
- ◀ Most parks provision is in Dover (six sites). The area of highest population density. Whilst several settlements are without parks provision, they are generally areas of lower population density. This is with the exceptions of Sandwich and Aylesham. However, such settlements are served by other forms of open space.
- ◀ Of the seven parks in Dover District, three rate above the threshold. Connaught Park is only just below the threshold.
- ◀ Sites such as Pencester Gardens and Connaught Park which score below the threshold for quality are recognised as having the potential to be enhanced.
- ◀ All sites are assessed as being of high value, with the important social interaction, health benefits, historic value and sense of place sites offer being recognised.

**PART 5: NATURAL AND SEMI-NATURAL GREENSPACE**

**5.1 Introduction**

The natural and semi-natural greenspace typology can include woodland (coniferous, deciduous, mixed) and scrub, grassland (e.g. down-land, meadow), heath or moor, wetlands (e.g. marsh, fen), wastelands (including disturbed ground), and bare rock habitats (e.g. cliffs, quarries, pits) and commons. Such sites are often associated with providing wildlife conservation, biodiversity and environmental education and awareness.

Most natural and semi-natural provision has not received a quality or value rating as per the project brief specification. However, four sites do receive scores. These were visited and assessed as they are considered to potentially offer a more strategic and multifunctional role.

**5.2 Current provision**

In total, 28 sites are identified as natural and semi-natural greenspace, totalling over 401 hectares of provision. These totals do not include all provision in the area as a site size threshold of 0.2 hectares has been applied. Sites smaller than this are likely to be of less or only limited recreational value to residents. However, they may still make a wider contribution to local areas, in relation to community viability, quality of life and health and wellbeing.

*Table 5.1: Distribution of natural and semi-natural greenspace*

Analysis area	Natural and semi-natural		
	Number	Size (ha)	Current provision (ha per 1,000 population)
Aylesham	1	10.82	2.05
Deal/Walmer	5	156.26	4.71
Dover	15	192.80	3.65
Rural	3	6.03	0.35
Sandwich	4	35.65	4.95
<b>Dover District</b>	<b>28</b>	<b>401.56</b>	<b>3.47</b>

The largest of the natural and semi-natural greenspace sites is Betteshanger Country Park (formerly Fowlmead) at 97 hectares. The site accounts for 24% of natural and semi-natural greenspace provision.

Other large forms of provision include Free Down, Oxneybottom Wood, The Butts (42 hectares), Old Park Hill, Woods and Pastures Birchanger Wood (30 hectares) and South Foreland Valley (27 hectares).

Fields In Trust (FIT) suggests 1.80 hectares per 1,000 population as a guideline quantity standard. Table 5.1 illustrates that Dover District is sufficient against this suggested standard.

**5.3 Accessibility**

Figure 5.1 shows natural and semi-natural greenspace mapped against a 30-minute drive time catchment. This is based on responses to the community survey. Respondents suggest this is the distance they are willing to travel to access natural and semi-natural forms of provision.

# DOVER DISTRICT COUNCIL OPEN SPACE ASSESSMENT

Mapping shows a good distribution of natural and semi-natural greenspace provision. Most areas of higher population appear to have access to provision within proximity. Furthermore, the whole district is covered by the 30 minute drive time catchment derived from the survey results.

The rural nature of the district with access to the countryside may impact upon resident expectations in terms of natural greenspace availability. Consultation with parish/town councils and via the community survey highlights the presence and potential to the network of footpaths leading to the surrounding countryside.

Figure 5.1: Natural and semi-natural greenspace mapped

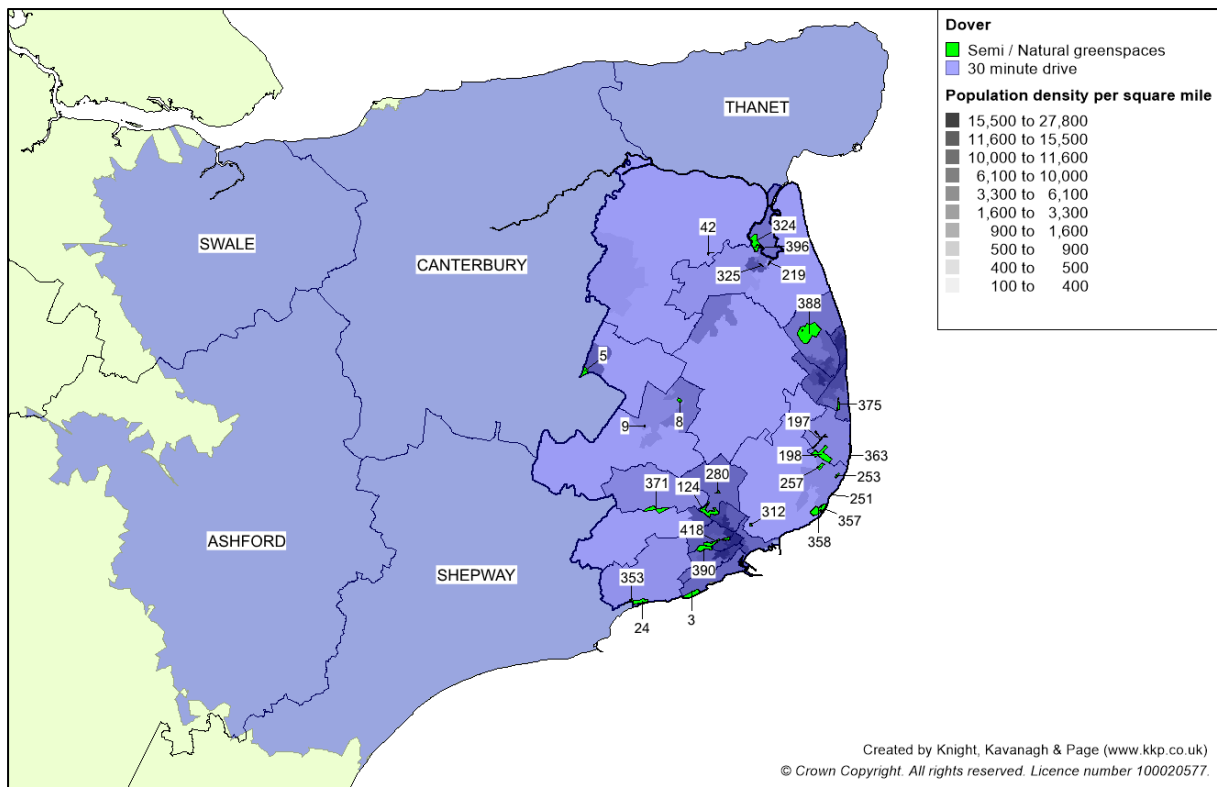


Table 5.2: Key to sites mapped\*

Site ID	Site name	Settlement	Quality score	Value score
3	Samphire Hoe Country Park	Dover	83.5%	63.6%
5	Spinney Woods	Aylesham		
8	Wigmore Lane woods	Elvington/ Eythorne		
9	Meadow View Road	Sheperdswell		
24	The Warren	Capel-le-Ferne		
42	Saunders Wood	Ash		
124	Old Park Hill, Woods and Pastures	Dover		
197	Land between Ringwould and Kingsdown	Ringwould		

\* Four sites were selected to visit and assess. Sites with blank scores have not been assessed

## DOVER DISTRICT COUNCIL OPEN SPACE ASSESSMENT

Site ID	Site name	Settlement	Quality score	Value score
198	Free Down, Oxneybottom Wood, The Butts	Ringwould		
219	Mill Wall	Sandwich		
251	Beach Area, St Margaret's	St Margaret's at Cliffe		
253	The Droveaway	St Margaret's at Cliffe		
257	Old Bottom Free Down	St Margaret's at Cliffe		
280	Newlands backing onto A2	Dover		
312	Burgoyne Heights woods	Dover		
324	Monks Wall Nature Reserve*	Sandwich		
325	Rear of Fordwich Place	Sandwich		
353	Old Dover Road	Capel-le-Ferne		
357	Foreland Downs	St Margaret's at Cliffe		
358	South Foreland Valley	St Margaret's at Cliffe		
363	The Leas	Kingsdown		
371	The Minnis	Dover		
375	Hawkshill Down	Walmer		
388	Betteshanger Country Park (formerly Fowlmead)	Deal	82.9%	63.6%
390	Elms Vale	Dover		
396	Gazen Salts Nature Reserve	Sandwich	61.3%	50.0%
418	High Meadow Nature Reserve	Dover		
422	Rear of Clarendon Place	Dover	36.8%	25.5%

Natural England's Accessible Natural Greenspace Standard (ANGSt) provides a set of benchmarks for ensuring access to places near to where people live. They recommend that people living in towns and cities should have:

- ✦ An accessible natural greenspace of at least two hectares in size, no more than 300 metres (5 minutes' walk) from home.
- ✦ At least one accessible 20 hectare site within two kilometres of home.
- ✦ One accessible 100 hectare site within five kilometres of home.
- ✦ One accessible 500 hectare site within ten kilometres of home.

The ANGSt Standard is used as part of the catchment mapping to help inform where deficiencies in provision may be located. Figure 5.2 and 5.3 show the different accessibility catchments set out as part of the Natural England ANGSt.

\* Sandwich TC identify cite not currently open. Public use stopped in order to protect species. Will open in March 2019.



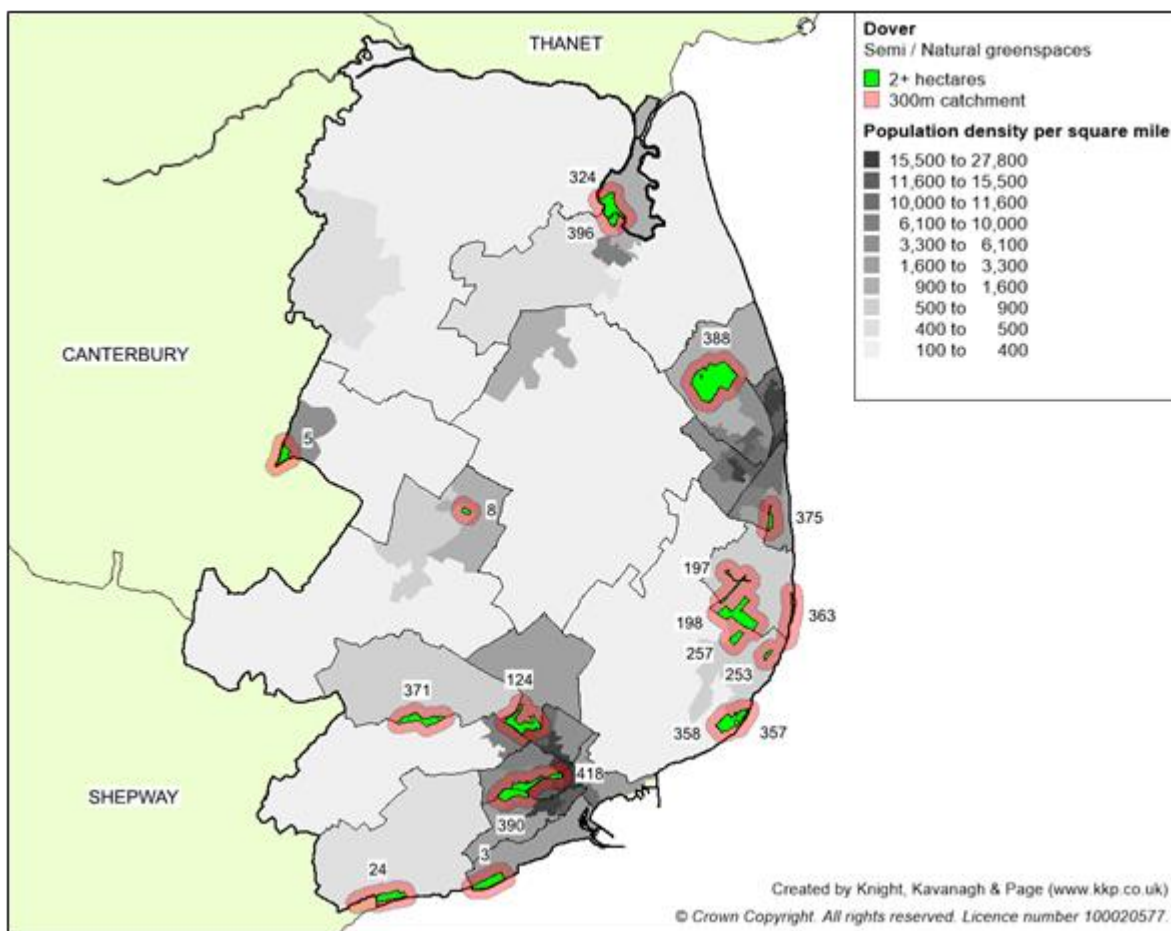
# DOVER DISTRICT COUNCIL OPEN SPACE ASSESSMENT

On this basis, the following benchmarks based on those sites identified as part of this audit.

Table 5.3: ANGSt benchmarks

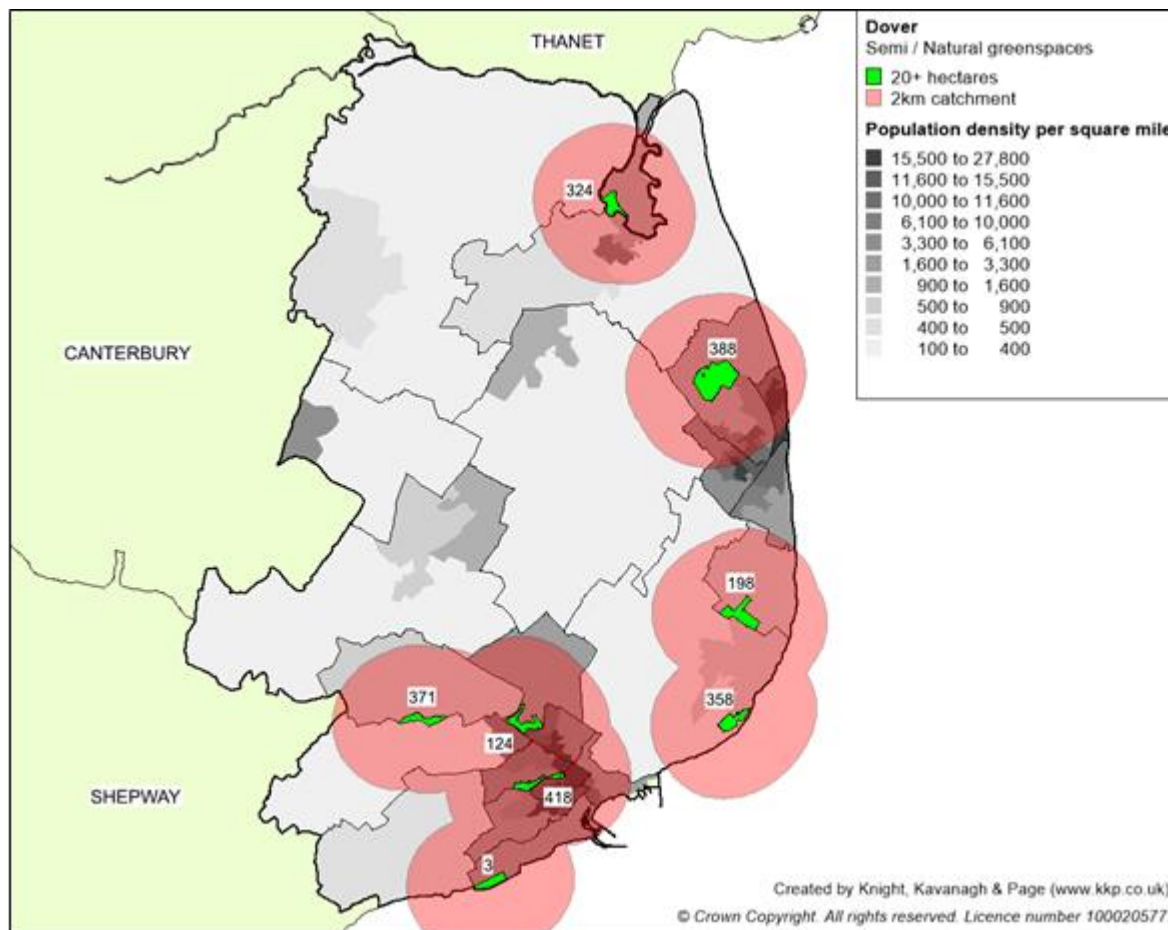
ANGSt benchmarks met
10.5% of households have access to a site of at least 2 hectares within 300 metres
63.1% of households have access to a site of at least 20 hectares within two kilometres
0% of households have access to a site of at least 100 hectares within five kilometres
0% of households have access to a site of at least 500 hectares within 10 kilometres

Figure 5.2: Natural greenspace over 2 hectares with 300m catchment



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Figure 5.3: Natural greenspace over 20 hectares with 2 kilometre catchment



## 5.4 Quality

To determine whether sites are high or low quality (as recommended by the Companion Guidance to PPG17) scores from the site assessments are colour-coded against a baseline threshold (high being green and low being red). The table below summarises the results of the quality assessment for natural and semi-natural greenspace in Dover District. A threshold of 60% is applied in order to identify high and low quality. Further explanation of how the quality scores are derived can be found in Part 2 (Methodology).

Table 5.3: Quality ratings for assessed natural and semi-natural greenspace in Dover District

Analysis area	Scores (%)			Spread	No. of sites	
	Lowest score	Average score	Highest score		<60%	>60%
Aylesham	-	-	-	-	-	-
Deal/Walmer	83%	83%	83%	0%	0	1
Dover	37%	60%	83%	50%	1	1
Rural	-	-	-	-	-	-
Sandwich	61%	61%	61%	0%	0	1
<b>Dover District</b>	<b>37%</b>	<b>62%</b>	<b>83%</b>	<b>50%</b>	<b>1</b>	<b>3</b>



## DOVER DISTRICT COUNCIL OPEN SPACE ASSESSMENT

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Most natural and semi-natural provision has not received a quality or value rating as per the project brief specification. However, four sites do receive scores. These were visited and assessed as they are considered to potentially offer a more strategic and multifunctional role.

The exception is Rear of Clarendon Place (Dover) which was initially assessed as an amenity greenspace but re-categorised as natural and semi-natural greenspace. The site rates below the quality threshold. No concerning quality issues are noted although the sites appear to have a lack of ancillary facilities and signage in comparison to the other sites assessed.

Of the four assessed sites, three rate above the threshold set for quality. The highest scoring sites are Samphire Hoe Country Park and Betteshanger Country Park (formerly Fowlmead). Both receive a quality score of 83%.

Betteshanger Country Park<sup>\*</sup> is a significantly large site with good paths and mountain bike trails, a car park (fee applies) and visitor centre. It also benefits from a play area. The site is currently being developed with a new visitor centre and Kent Mining Museum opening in Spring 2019. Overall the site is quite well maintained and appears to be popular.

Samphire Hoe Country Park is a popular site especially for walkers and people interested in wildlife and the sites' popularity is increasing. The site has seating, bins and scores well for overall maintenance. In addition, there is on site car parking (fee applies).

Gazen Salts Nature Reserve, Sandwich (61%) scores just above the threshold. However, it was observed that some paths are closed due to maintenance and unsafe trees. Furthermore, there are some broken benches with some seating and paths overgrown. Consequently, overall maintenance and maintenance of benches scores lower. The site does score well for drainage, signage and bins. Consultation with Sandwich Town Council supports this, highlighting that there are some overgrown paths and maintenance is required. The site is recognised as having the potential to be a very high scoring quality site.

Consultation with Dover Town Council highlights that High Meadow Local Nature Reserve is owned by Dover Town Council but Whitecliffs Countryside Partnership is paid to manage and organise events. The site is well used but there is frequent ASB including motorcycling. The Town Council is in the process of exploring with the District Council to have land to run an educational training programme for those interested in off road motorcycling. Furthermore, the Town Council is developing fireproof BBQ areas.

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<sup>\*</sup> At time of revisions (Dec 2019), site owners were in administration with site in process of being sold

# DOVER DISTRICT COUNCIL OPEN SPACE ASSESSMENT

## 5.5 Value

To determine whether sites are high or low value (as recommended by the Companion Guidance to PPG17) scores from site assessments have been colour-coded against a baseline threshold (high being green and low being red). The table below summarises the results of the value assessment for natural and semi-natural greenspace in Dover District. A threshold of 20% is applied in order to identify high and low value. Further explanation of how the value scores are derived can be found in Part 2 (Methodology).

Table 5.4: Value scores for assessed natural and semi-natural greenspace in Dover District

Analysis area	Scores (%)			Spread	No. of sites	
	Lowest score	Average score	Highest score		<20%	>20%
Aylesham	-	-	-	-	-	-
Deal/Walmer	64%	64%	64%	0%	0	1
Dover	26%	45%	64%	24%	0	2
Rural	-	-	-	-	-	-
Sandwich	50%	50%	50%	0%	0	1
<b>Dover District</b>	<b>26%</b>	<b>51%</b>	<b>64%</b>	<b>34%</b>	<b>0</b>	<b>4</b>

Of the natural and semi-natural greenspace sites assessed, all rate above the value threshold.

The highest scoring sites for value are Samphire Hoe Country Park and Betteshanger Country Park (formerly Fowlmead). Both are recognised as sites offering a wide range of uses and opportunities. They provide a lot of ecological value as well as amenity benefits via the extensive pathways and mountain bike trails.

Each site scores highly for ecological value as they provide a variety of habitats. All are observed as generally attractive forms of provision. Betteshanger Country Park has a café on site as well as a cycle hire facility which adds to its economic value. Samphire Hoe Country Park, Betteshanger Country Park (formerly Fowlmead) and Gazen Salts Nature Reserve have interpretation boards, adding educational value to the sites.

Samphire Hoe Country Park scores high for educational value as it has interpretation boards and an education shelter. Consultation with 'Anna Outdoors' identify it provides a good form of education about outdoors and nature and helps to engage and inspire people to use resources and look after the environment.

Consultation with Aylesham Parish Council highlights that Spinney Woods has the additional benefit of a White Cliff Walking Group. The site is well used by campers and dog walkers. It has high biological value as it is a very old wildlife site and one of the remaining fragments of ancient woodland remaining in Kent. The Parish Council also highlight a project called Hill at the Heart at Old Park Hill Nature Reserve. The site is part of Kent Wildlife Trust. Despite this site not being assessed, it is likely it would score high for value as there are outreach programmes and forest skills opportunities, providing community involvement and amenity and social value benefits.

## DOVER DISTRICT COUNCIL OPEN SPACE ASSESSMENT

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All sites score above the threshold for value which demonstrates the added benefit natural and semi-natural greenspaces can provide especially in terms of contributing to flora and fauna promotion. Sites are recognised as providing habitat opportunities whilst also offering opportunities to informal recreational activities. Prominent sites of this type can even act as destination sites, attracting users from other areas of Dover District.

### 5.6 Summary

#### **Natural and semi-natural greenspace summary**

- ◀ In total, there are 28 natural and semi-natural greenspace sites covering over 401 hectares.
- ◀ Fields In Trust (FIT) suggests 1.80 hectares per 1,000 population as a guideline quantity standard. Overall, Dover District is above this suggested standard with 3.47 hectares per 1,000 population.
- ◀ No gaps in catchment mapping are identified based on the 30-minute drive time catchment derived from the survey responses.
- ◀ Three of the four natural and semi-natural sites assessed rate above the threshold set for quality. Only one site (Rear of Clarendon Place) rates below the threshold.
- ◀ All assessed sites rate above the threshold for value; demonstrating the added benefit natural provision can provide in terms of flora and fauna as well as recreational roles.

# DOVER DISTRICT COUNCIL OPEN SPACE ASSESSMENT

## PART 6: AMENITY GREENSPACE

### 6.1 Introduction

This is defined as sites offering opportunities for informal activities close to home or work or enhancement of the appearance of residential or other areas. It includes informal recreation spaces, housing green spaces, village greens and other incidental space such as closed churchyards.

### 6.2 Current provision

There are 110 amenity greenspace sites in Dover District equivalent to over 147 hectares of provision. Sites are most often found within areas of housing and function as informal recreation space or open space along highways providing a visual amenity. Several recreation grounds and playing fields are also classified as amenity greenspace.

*Table 6.1: Distribution of amenity greenspace*

Analysis area	Amenity greenspace		
	Number	Size (ha)	Current provision (ha per 1,000 population)
Aylesham	8	12.74	2.41
Deal/Walmer	20	33.52	1.01
Dover	45	59.47	1.12
Rural	30	28.56	1.66
Sandwich	6	13.54	1.88
<b>Dover District</b>	<b>110</b>	<b>147.84</b>	<b>1.28</b>

There are also 34 closed churchyard sites recognised by the Council as accessible greenspace. For the purposes of this study they are included within amenity greenspaces.

*Table 6.2: Amenity closed churchyard/cemeteries*

Analysis area	Amenity greenspace		
	Number	Size (ha)	Current provision (ha per 1,000 population)
Aylesham	2	0.69	0.13
Deal/Walmer	4	8.25	0.25
Dover	8	4.18	0.08
Rural	15	5.80	0.34
Sandwich	5	2.45	0.34
<b>Dover District</b>	<b>34</b>	<b>21.37</b>	<b>0.18</b>

# DOVER DISTRICT COUNCIL OPEN SPACE ASSESSMENT

Table 6.3: Total combined amenity provision

Analysis area	Amenity greenspace		
	Number	Size (ha)	Current provision (ha per 1,000 population)
Aylesham	10	13.43	2.54
Deal/Walmer	24	41.77	1.26
Dover	53	63.65	1.20
Rural	45	34.36	1.99
Sandwich	11	15.99	2.22
<b>Dover District</b>	<b>144</b>	<b>169.21</b>	<b>1.46</b>

Fields In Trust (FIT) suggests a guideline quantity standard of 0.60 hectares per 1,000 population. Table 6.1 and 6.3 show that overall, the Dover District is above this suggested standard.

It is important to note that whilst a large proportion of provision may be considered as being smaller grassed areas or roadside verges, there is some variation of sites within this typology. For example, small sites such as Beaufoy Terrace, Dover at 0.07 hectares to larger sites such as Danes Recreation Ground, Dover (8.2 hectares) and The Butts, Ropewalk and Town Wall, Sandwich (7.1 hectares).

Larger recreation grounds and playing fields serve a different purpose to smaller grassed areas and verges; often providing an extended range of opportunities for recreational and sporting activities due to their size. There are approximately 32 amenity greenspace sites named as recreation grounds or playing fields.

## 6.3 Accessibility

Figures 6.1 and 6.2 show amenity greenspace mapped against a 10-minute walk time. This is based on responses to the community survey. Most respondents suggest this is the distance they are willing to travel to access amenity greenspace provision.

Mapping shows areas of greater population density are served by some form of amenity.

# DOVER DISTRICT COUNCIL OPEN SPACE ASSESSMENT

Figure 6.1: Amenity greenspace mapped - North

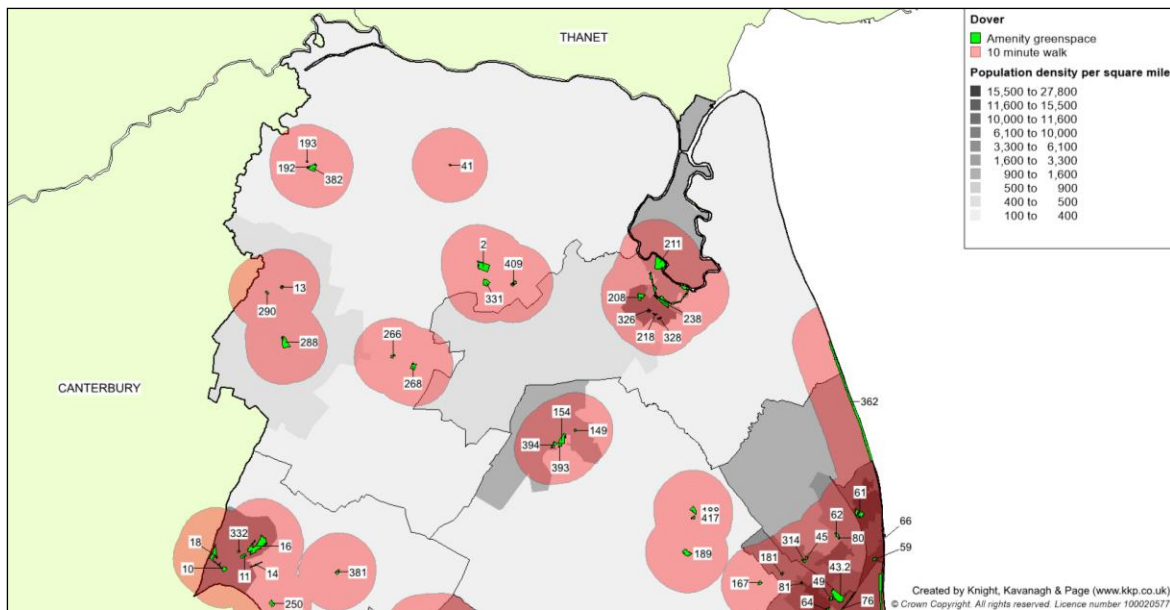
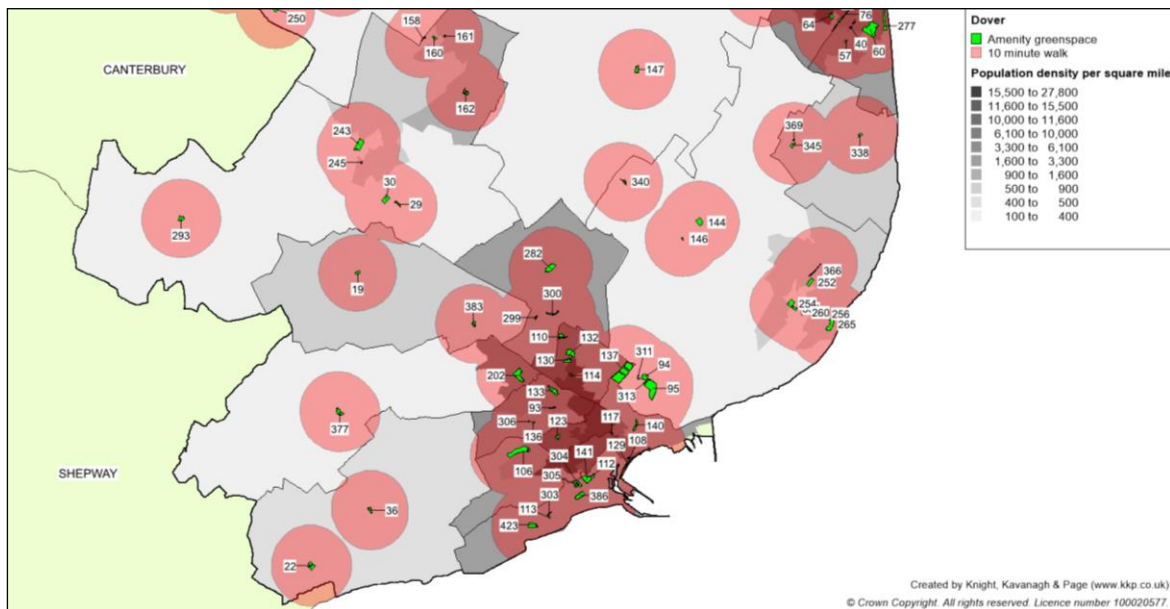


Figure 6.2: Amenity greenspace mapped - South



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For the purposes of this study, amenity greenspace sites identified as closed churchyards/cemeteries do not receive a quality or value rating. The role and facilities at such sites are different and intended to serve a less intrusive form of recreation. Consequently, sites of this type would score low against the quality criteria.

Table 6.4: Key to sites mapped

Site ID	Site name	Settlement	Quality score	Value score
2	Ash Recreation Ground	Ash	74.6%	65.0%
10	Hill Crescent	Aylesham	53.3%	29.0%
11	Market Place	Aylesham	68.9%	45.0%
13	Elgars Field	Wingham	41.4%	28.0%
14	Spinney Lane	Aylesham	47.6%	27.0%
16	Burgess Road	Aylesham	71.4%	55.0%
18	Hill Crescent Recreation Ground	Aylesham	63.0%	45.0%
19	Lydden Recreation Field	Lydden	44.5%	33.0%
22	Lancaster Avenue Recreation Ground	Capel-le-Ferne	63.9%	45.0%
29	Coldred Village Green	Coldred	61.2%	38.0%
30	Edge of Coldred village	Coldred	41.4%	28.0%
36	Hougham Village Green	West Hougham	48.5%	34.0%
40	Dorset Gardens/Churchill Avenue	Walmer	52.0%	27.0%
41	Westmarsh Village Hall	Westmarsh	44.5%	28.0%
45	Diana Gardens	Upper Deal	53.7%	28.0%
49	Freemen's Way	Deal	48.5%	33.0%
57	York and Albany Close	Upper Walmer	44.5%	28.0%
59	Captain's Garden	Deal	42.3%	40.0%
60	Markewood Recreation Ground	Walmer	72.2%	55.0%
61	North Deal Playing Field	Deal	75.3%	65.0%
62	Church Lane Recreation Ground	Deal	65.6%	45.0%
64	Cowdray Square	Deal	52.0%	45.0%
66	Walmer Green and promenade	Deal	67.4%	55.0%
76	Telegraph Road	Deal	56.8%	35.0%
80	William Pitt Avenue	Deal	53.7%	28.0%
81	Wilson Avenue	Upper Deal	49.3%	28.0%
93	St Radigunds Road	St Radigunds	52.6%	28.0%
94	Burgoyne Heights North	Dover	54.2%	23.0%
95	Burgoyne Heights South	Dover	63.6%	35.0%
106	Elms Vale Recreation Ground	Dover	65.6%	40.0%
108	Granville Gardens	Dover	63.1%	39.0%
110	Peverell Road Recreation Ground	Dover	70.9%	39.0%
112	Knights Templars	Dover	46.3%	28.0%
113	St Patrick's Road	Dover	51.1%	33.0%



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Site ID	Site name	Settlement	Quality score	Value score
114	Napier Road	Dover	44.1%	23.0%
117	Riverside Centre	Dover	46.7%	23.0%
123	Northbourne Avenue Recreation Ground	Dover	53.6%	39.0%
129	Marine Parade/Waterloo Crescent	Dover	77.8%	70.0%
130	Buckland Community Centre	Dover	62.6%	45.0%
132	Sheridan Road (The Linces)	Dover	52.7%	29.0%
133	Crabble Meadows (Buckland Cemetery)	Dover	58.6%	43.0%
136	Barwick Road	Dover	46.7%	23.0%
137	The Danes Recreation Ground (Lower Danes)	Dover	59.0%	35.0%
140	Victoria Road (Zig Zag path)	Dover	42.3%	28.0%
141	Western Heights Sports Ground	Dover	45.8%	38.0%
144	Langdon Playing Fields	East Langdon	57.7%	39.0%
146	East Langdon Village Green	East Langdon	56.4%	27.0%
147	Downs Road Recreation Ground	East Studdal	46.3%	29.0%
149	Boystown Place	Eastry	44.5%	32.0%
154	Gun Park Recreation Ground	Eastry	72.8%	55.0%
158	Adelaide Road/Roman Way	Elvington	52.0%	27.0%
160	Sweetbriar Lane Recreation Ground	Elvington	57.3%	34.0%
161	Cherry Grove	Elvington	52.0%	28.0%
162	Green Lane playing field	Eythorne	67.4%	40.0%
167	Great Mongeham Parish Hall	Upper Deal	76.7%	35.0%
181	St Martin's Road	Upper Deal	49.3%	28.0%
188	Betteshanger Community Park	Finglesham	52.9%	39.0%
189	Northbourne Recreation Ground	Northbourne	51.7%	38.0%
192	The Downs	Preston	55.5%	28.0%
193	Bishop Jenner Court	Preston	66.1%	38.0%
202	River Recreation Ground	Dover	72.2%	60.0%
208	Boatman's Hill (Alexander Close)	Sandwich	42.3%	28.0%
211	Gazen Salts Recreation Ground	Sandwich	57.3%	40.0%
218	Laburnam Avenue	Sandwich	44.9%	22.0%
238	The Butts, Ropewalk and Town Wall	Sandwich	81.9%	70.0%
243	Shepherdswell Recreation Ground	Shepherdswell	66.1%	39.0%
245	Shepherdswell Village Green	Shepherdswell	67.8%	48.0%
250	The Crescent	Snowdown	55.5%	34.0%
252	Alexander Field	St Margaret's at Cliffe	56.4%	34.0%
254	King George V playing field	St Margaret's at Cliffe	58.6%	39.0%
256	Granville Road Open Space	St Margaret's at Cliffe	78.9%	48.0%
260	Reach Close amenity land	St Margaret's at Cliffe	48.9%	30.0%
265	The Pines Gardens	St Margaret's at Cliffe	62.1%	40.0%



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Site ID	Site name	Settlement	Quality score	Value score
266	St James's Church	St Margaret's at Cliffe	45.8%	38.0%
268	Staple Recreation Ground	Staple	50.7%	33.0%
277	Kingsdown Road seafront	Lower Walmer	54.6%	35.0%
282	Whitfield Recreation Ground	Whitfield	59.5%	40.0%
288	Wingham Recreation Ground	Wingham	59.0%	35.0%
290	Petts Lane	Wingham	39.2%	27.0%
293	Wootton and Denton Cricket Club	Wootton	44.9%	35.0%
299	Bindon Blood Road	Buckland	57.7%	33.0%
300	Honeywood Parkway	Whitfield	50.7%	30.0%
303	St David's Avenue	Dover	53.7%	28.0%
304	Citadel Heights North	Dover	42.3%	38.0%
305	Citadel Heights South	Dover	44.9%	38.0%
306	Beaufoy Terrace	Dover	57.7%	28.0%
311	Corunna Avenue	Dover	50.2%	29.0%
313	Burgoyne Heights	Dover	56.4%	33.0%
314	Diana Gardens Playing Field	Upper Deal	48.0%	33.0%
326	Laburnam Avenue/Burch Avenue	Sandwich	51.1%	28.0%
328	St Bart's Road, Sandwich	Sandwich	53.7%	29.0%
331	Jack Foat Trust	Ash	45.4%	28.0%
332	St Peter's Church, Aylesham	Aylesham	49.3%	28.0%
338	Kingsdown Recreation Ground	Kingsdown	52.9%	33.0%
340	Land opposite village green, Rose Hill	West Langdon	44.1%	27.0%
345	Hangman's Lane	Ringwould	41.4%	33.0%
362	Royal Cinque Ports Golf Club beach	Deal	51.1%	35.0%
366	Kingsdown Freedown	St Margaret's at Cliffe	40.5%	28.0%
369	The Pond, Hangman's Lane	Ringwould	62.6%	33.0%
377	Alkham Recreation Ground	Alkham	59.9%	38.0%
381	Easole Street	Nonington	55.5%	34.0%
382	Recreation ground, Mill Lane	Preston	57.3%	29.0%
383	King George V's playing fields	Temple Ewell	57.3%	29.0%
384	St George's Place	St Margaret's at Cliffe	51.5%	28.0%
386	Former Officer's Mess playing field	Aycliffe	34.4%	28.0%
393	Off Mill Lane	Eastry	34.4%	28.0%
394	Centenary Gardens AGS*	Eastry	55.1%	39.0%
409	Collar Maker's Green	Ash	68.9%	39.0%
417	Betteshanger Community Park	Finglesham	63.3%	33.0%
423	Aycliffe Recreation Ground	Dover	50.4%	33.0%

\* AGS (amenity greenspace)

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*Table 6.5 Key to amenity closed churchyards/cemeteries mapped*

Site ID	Site name
20	St Nicholas' Church, Barfreston
25	All Saints Church, Chillenden
27	St Peter's Church, Church Whitfield
43.1	Hamilton Road Cemetery
54	Old St Mary's Church
72	St Andrew's Church, Deal
73	St George's Church
83	St Mary Magdalene Church
97	St Peter and St Paul's Cemetery
101	Cowgate Cemetery
135	St Mary's Church, Dover
153	St Mary's Church, Eastry
164	St Peter and St Paul's Church, Eythorne
165	Eythorne Baptist Church
176	St Clement's Church, Knowlton
178	St Mary's Church, Lydden
184	Graveyard to St Mary the Virgin Church
186	St Mary's Church, Nonington
203	St Peter's Church, River
236	St Clement's Church, Sandwich
237	St Peter's Church, Sandwich
244	St Andrew's Church, Shepherdswell
246	Shepherdswell Burial Ground
263	St Margaret's of Antioch
271	St Peter and St Paul's Church, Temple Ewell
276	All Saints Church, Waldershare
279	All Saints Church, West Stourmouth
285	War memorial and graveyard, Wingham
289	St Mary's Church, Wingham
291	St Mary's Church, Woodnesborough
292	Graveyard, Foxborough Hill
294	St Martin's Church, Wootton
296	St Peter's and St Paul's Church, Worth
395	St Augustine's Church, Northbourne

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## 6.4 Quality

To determine whether sites are high or low quality (as recommended by the Companion Guidance to PPG17); the scores from site assessments have been colour-coded against a baseline threshold (high being green and low being red). The table below summarises the results of the quality assessment for amenity greenspaces in Dover District. A threshold of 50% is applied in order to identify high and low quality. Further explanation of how the quality scores and thresholds are derived can be found in Part 2 (Methodology).

Table 6.6: Quality ratings for amenity greenspace in Dover District

Analysis area	Scores (%)			Spread	No. of sites	
	Lowest score	Average score	Highest score		<50%	>50%
Aylesham	48%	58%	71%	24%	2	6
Deal/Walmer	41%	55%	75%	34%	7	13
Dover	34%	55%	79%	45%	14	32
Rural	34%	55%	77%	42%	10	20
Sandwich	42%	55%	82%	40%	2	4
<b>Dover District</b>	<b>34%</b>	<b>55%</b>	<b>82%</b>	<b>48%</b>	<b>35</b>	<b>75</b>

A total of 68% of amenity greenspace sites in Dover District rate above the threshold for quality. The highest scoring amenity greenspace sites for quality are:

- ↳ The Butts, Ropewalk and Town Wall, Sandwich (82%)
- ↳ Granville Road Open Space, Dover (79%)
- ↳ Marine Parade, Dover (78%)
- ↳ Great Mongeham Parish Hall, Great Mongeham (77%)

The four sites are observed as having good levels of maintenance and cleanliness, resulting in a positive overall appearance. In addition, they provide user security as well as recreational opportunities. The sites all have bins to prevent excessive littering as well as seating. These add to the quality and use of the sites. In addition, all but Great Mongeham Parish Hall have lighting. The Butts, Ropewalk and Town Wall in Sandwich scores the highest due to being visually attractive, multiple benches along the wide path adjacent to a stream and recreation ground. It appears very well used and well maintained.

Of the 32 sites recognised as playing fields and/or recreation grounds, 27 rates above the quality threshold. Only five of the 32 sites rate below the quality threshold. Three of these are only just below the threshold (Hamilton Road Recreation Ground, Downs Road Recreation Ground and Diana Gardens Playing Field).

Consultation with Wingham Parish Council identifies that Wingham Recreation Ground (59%) is protected as a QEII Field through Fields in Trust. The site also contains a football pitch and cricket square. The latter is noted as being of poor quality in the PPS. The Parish Council have a Health & Wellbeing Fund which will be used to provide additional outdoor sports equipment at the site. The intention is for residents to decide; it is believed this will be either gym equipment or possibly skate park ramps.

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Despite Whitfield Recreation Ground (60%) scoring above the quality threshold, Whitfield Parish Council highlight that there are issues with the playing field surface due to frequent dog fouling, ok drainage and molehills. Whitfield Juniors FC train and play here but there is public recreational use permitted too.

Sites scoring below the threshold are generally smaller in size and are observed as being basic pockets of green space. However, despite having little recreational use and fewer ancillary facilities, it is important to recognise they may provide a visual amenity. The lowest scoring amenity greenspace sites in Dover District are:

- ◀ Former Officer's Mess playing field, Aycliffe (34%)
- ◀ Off Mill Lane, Eastry (34%)
- ◀ Petts Lane, Wingham (39%)
- ◀ Kingsdown Freedown, St Margaret's-at-Cliffe (41%)

These sites lack ancillary features and formal pathways. Consequently, sites may be potentially restrictive to some users and are likely to be less appealing to use. They also score lower for entrances and personal security. Petts Lane (39%) is a small, hidden greenspace at the end of a path which scores low for entrance and personal security and is likely to not be well-used.

It is important to recognise that despite some sites rating below the threshold for quality, they may still have the potential to be important to the community. For instance, if a site is the only form of open space in that local area it may be of higher value given it is the only provision of its type. It may also provide a visual function. These kinds of open spaces can have a wider contribution to local areas, in relation to community viability, quality of life and health and wellbeing.

### 6.5 Value

To determine whether sites are high or low value (as recommended by the Companion Guidance to PPG17) site assessments scores are colour-coded against a baseline threshold (high being green and low being red). The table below summarises the results. A threshold of 20% is applied in order to identify high and low value. Further explanation of the value scoring and thresholds can be found in Part 2 (Methodology).

*Table 6.7: Value ratings for amenity greenspace in Dover District*

Analysis area	Scores (%)			Spread	No. of sites	
	Lowest score	Average score	Highest score		<20%	>20%
Aylesham	27%	37%	55%	28%	0	8
Deal/Walmer	27%	37%	65%	38%	0	20
Dover	23%	35%	70%	47%	0	46
Rural	27%	35%	65%	38%	0	30
Sandwich	22%	36%	70%	48%	0	6
<b>Dover District</b>	<b>22%</b>	<b>36%</b>	<b>70%</b>	<b>48%</b>	<b>0</b>	<b>110</b>

All amenity greenspaces rate above the threshold for value.

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Lower scoring sites for quality that still score above the value threshold are usually small pockets of greenspace serving more as a visual amenity. For example, Laburnam Avenue, Sandwich (quality score below threshold but value score above) is a small grass area with trees. Despite scoring the lowest for value there are no issues. The score reflects a lack of ancillary features such as bins, seating and pathways but the site is well maintained and serves as a visual amenity.

The highest scoring sites for value in Dover District are:

- ◀ Marine Parade, Dover (70%)
- ◀ The Butts, Ropewalk and Town Wall, Sandwich (60%)
- ◀ Ash Recreation Ground, Ash (65%)
- ◀ North Deal Playing Field, Deal (65%)
- ◀ River Recreation Ground, Dover (60%)

The highest scoring site for value is Marine Parade (70%). This is different to Marine Parade Gardens which is a different site classified as a park and garden. Marine Parade is an amenity greenspace. It has extensive ancillary facilities including seating and information boards. The site appears well used by locals and tourists. Consequently, it rates highly for visual, amenity, social, cultural and economic benefits.

Ash Recreation Ground and North Deal Playing Field (each scoring 65%) score highly for value. They are both attractive greenspaces each containing a play area, further adding to their amenity and health value. The former contains a basketball area and gym equipment whereas, the latter features a MUGA and a youth shelter (albeit is covered in graffiti). North Deal Playing Field has the additional benefit of an interpretation board with a map and information about the site, enhancing educational value. It also features a wildlife area therefore, scores high for ecological value. Similarly, Ash Recreation Ground has ecological value as it has a trees and hedge boundary, providing good habitat location for some wildlife. The site also contains a cricket, football and rugby pitches. The latter is noted as being overplayed in the PPS.

Consultation with North Deal Community Group identifies that they would like a trim trail at North Deal Playing Field which would encourage greater use of the site, provide a unique feature of the site as well as enhancing attractiveness plus health and wellbeing.

North Deal Community group highlight that they have implemented a wildlife area at North Deal Playing Field (aka North Deal Park) which includes 1,200 tree whips, daffodil bulbs and 14 maturing trees. The Group wish to refresh and reposition the noticeboards at the entrances to promote awareness to the site. It is also seeking a license to be able to organise more fitness activities. A fitness bootcamp was successfully held in the summer (2018) and The Group are keen to follow up on this as a method of increasing local community involvement and health levels.

Other aspirations are for a circular tarmac path continuing to the play areas. This would expand use of the site, especially for elderly people and enable the park to be more accessible. Comments from the community survey include that there are no pathways that take you around the parks so wheelchair users or people pushing a pram or buggy would struggle.

River Recreation Ground (South) (60%) has a range of sports pitches catering for different ages. The PPS identifies these as being of poor quality. This contributes to the site's amenity and social value. Each are observed as attractive and well used.

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Consultation with Aylesham Parish Council identifies that Market Place (i.e. Market Square) is used for village events such as carol services, arts & craft stalls, summer stalls, bands, enhancing amenity value and community involvement. It is also highlighted as a good quality, well used amenity greenspace and a war memorial has been recently installed. Carved names in benches have experienced some vandalism.

Several amenity sites have the additional benefit of informal sporting opportunities. Such forms of provision add to the benefit of a site and its use which contribute to its overall value. The following are examples of sites to have either football goals, MUGA or basketball areas or gym equipment:

- ◀ Ash Recreation Ground
- ◀ Victoria Park (South)
- ◀ North Deal Playing Field
- ◀ River Recreation Ground
- ◀ Hill Crescent Recreation Ground
- ◀ Burgoyne Heights South
- ◀ Elms Vale Recreation Ground
- ◀ Peverell Road Recreation Ground
- ◀ Northbourne Avenue Recreation Ground
- ◀ Buckland Community Centre
- ◀ Sweetbriar Lane Recreation Ground
- ◀ Betteshanger Community Park
- ◀ Shepherdswell Recreation Ground
- ◀ Alexander Field
- ◀ Bindon Blood Road
- ◀ Diana Gardens Playing Field
- ◀ Kingsdown Recreation Ground
- ◀ Easole Street
- ◀ Recreation ground, Mill Lane
- ◀ Centenary Gardens AGS

Amenity greenspace should be recognised for its multi-purpose function, offering opportunities for a variety of leisure and recreational activities. It can often accommodate informal recreational activity such as casual play and dog walking. Some sites in Dover District offer a dual function and are amenity resources for residents as well as being visually pleasing. These attributes add to the quality, accessibility and visibility of amenity greenspace. Combined with the presence of facilities (e.g. seating, landscaping and trees) this means that the better-quality sites are likely to be more respected and valued by the local community.

## 6.6 Summary

### Amenity greenspace summary

- ◀ There are 110 amenity greenspace sites in Dover District; over 147 hectares of provision. If combining AGS and closed churchyards there are 144 sites, over 169 hectares of provision.
- ◀ Fields In Trust (FIT) suggests 0.60 hectares per 1,000 population as a guideline quantity standard. Overall, Dover District is above this suggested standard with 1.28 hectares per 1,000 population for amenity greenspace.
- ◀ No gaps in catchment mapping are identified based on the 10-minute walk time catchment derived from the survey responses.
- ◀ Over two thirds (68%) of amenity greenspace sites in Dover District rate above the threshold for quality. Several of the low scoring sites are marginally below the threshold.
- ◀ The majority of sites scoring below the threshold are smaller sites and are observed as being basic, small pockets of green space and lack ancillary features.
- ◀ In addition to its multifunctional role, amenity greenspace makes a valuable contribution to visual aesthetics for communities – hence all sites rate above the value threshold.

**PART 7: PROVISION FOR CHILDREN AND YOUNG PEOPLE**

**7.1 Introduction**

This includes areas designated primarily for play and social interaction involving children and young people, such as equipped play areas, ball courts, skateboard areas and teenage shelters.

Provision for children is deemed to be sites consisting of formal equipped play facilities typically associated with play areas. This is usually perceived to be for children under 12 years of age. Provision for young people can include equipped sites that provide more robust equipment catering to older age ranges incorporating facilities such as skate parks, BMX, basketball courts, youth shelters and MUGAs.

**7.2 Current provision**

A total of 101 sites in Dover District are identified as provision for children and young people. This combines to create a total of over eight hectares. No site size threshold has been applied and as such all known provision is identified and included within the audit.

*Table 7.1: Distribution of provision for children and young people*

Analysis area	Provision for children and young people		
	Number	Size (ha)	Current provision (ha per 1,000 population)
Aylesham	8	0.47	0.09
Deal/Walmer	16	1.41	0.04
Dover	48	2.58	0.05
Rural	21	1.22	0.07
Sandwich	8	0.82	0.11
<b>Dover District</b>	<b>101</b>	<b>6.50</b>	<b>0.06</b>

Fields In Trust (FIT) suggests 0.25 hectares per 1,000 population as a guideline quantity standard. Overall, Dover District has a current provision level of 0.06 hectares per 1,000 population for equipped play provision which is below the suggested standard.

However, there are instances where the surrounding open space of the site in which the play provision is located will also contribute to the play offer (alluded to within the FIT guidance). If such sites\* are also included in the calculation, then a total of 35.25 hectares is identified; an equivalent to 0.30 hectares per 1,000 population. However, to avoid double counting of land (and to be consistent with the previous strategy) only equipped play space is used within this study.

A frequent comment within the responses to the community survey is the concern from respondents to a lack of play equipment catering for older children.

\* All amenity sites with an equipped play site below 2 hectares in size



# DOVER DISTRICT COUNCIL OPEN SPACE ASSESSMENT

## 7.3 Accessibility

Figures 7.1 and 7.2 show the location of provision for children and young people across Dover District with a 15-minute walk time catchment applied. This is based on responses from the community survey, identifying how far most respondents would be willing to walk to access these types of provision.

Mapping shows areas of greater population density are served by some form of play provision.

Figure 7.1: Provision for children and young people mapped - North

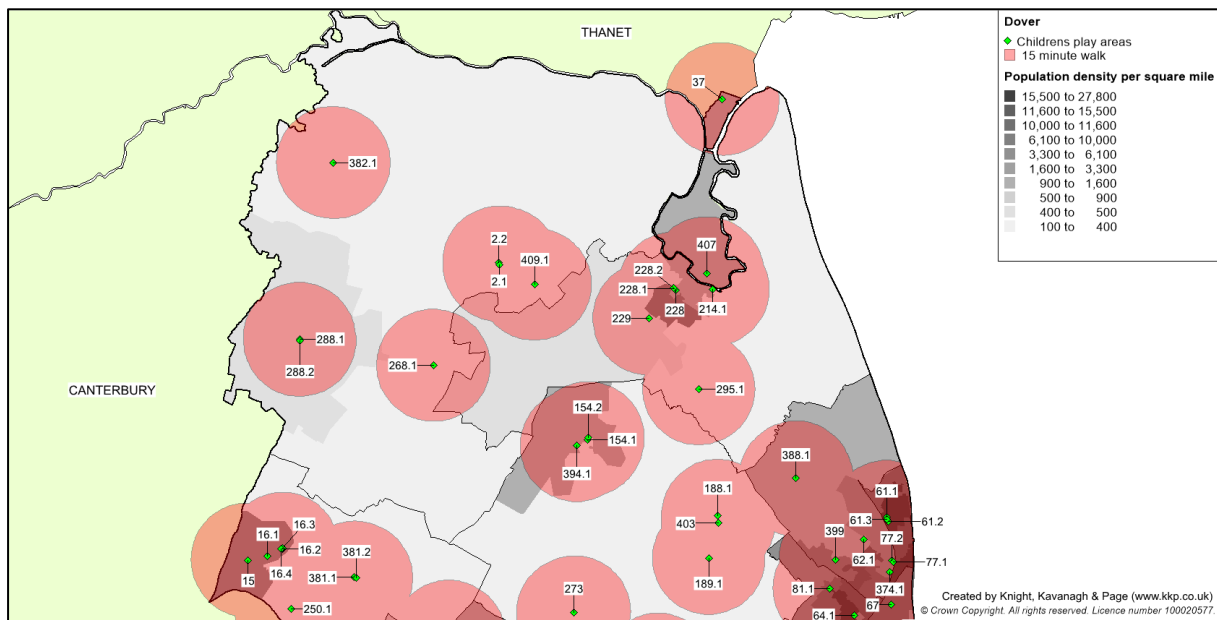
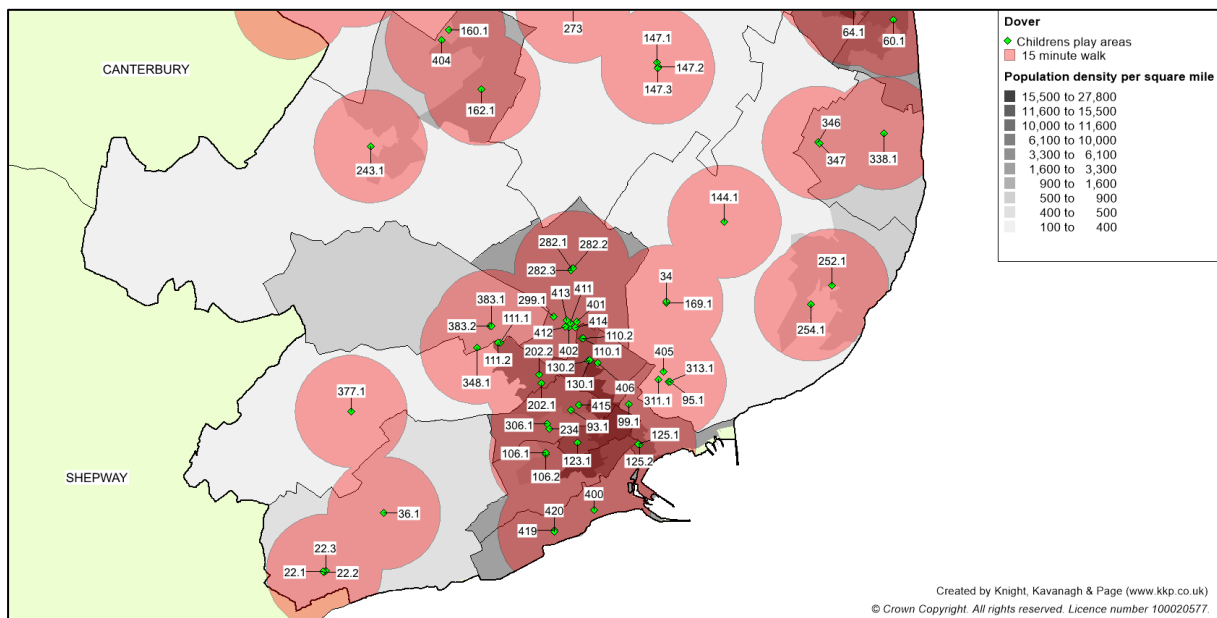


Figure 7.2: Provision for children and young people mapped - South



## DOVER DISTRICT COUNCIL OPEN SPACE ASSESSMENT

Table 7.2: Key to sites mapped\*

Site ID	Site name	Settlement	Quality score	Value score
2.1	Ash Recreation Ground play areas 1	Ash	70.4%	56.4%
2.2	Ash Recreation Ground play area 2	Ash		
15	Atlee Avenue Play Area	Aylesham	28.5%	16.4%
16.1	Market Place Play Area	Aylesham	71.5%	38.2%
16.2	Station Field Play Area	Aylesham		
16.3	Station Field Skate Park	Aylesham		
16.4	Station Field Basketball Area	Aylesham		
22.1	Lancaster Avenue Recreation Ground play area	Capel-le-Ferne	85.2%	50.9%
22.2	Lancaster Avenue Recreation Ground MUGA	Capel-le-Ferne		
22.3	Lancaster Avenue Recreation Ground skate park	Capel-le-Ferne		
34	Guston Green play area	Guston	79.4%	74.5%
36.1	Hougham Village MUGA	West Hougham	58.8%	47.3%
37	Bay Point play area†			
60.1	Markewood Recreation Ground Play Area	Walmer	70.1%	56.4%
61.1	North Deal Playing Field play area 1	Deal	78.0%	47.3%
61.2	North Deal Playing Field MUGA	Deal		
61.3	North Deal Playing Field play area 2	Deal		
62.1	William Pitt Avenue Play Area	Deal	82.1%	56.4%
64.1	Cowdray Square play area	Dover	56.7%	16.4%
67	Drill Field MUGA	Deal	55.7%	47.3%
77.1	Victoria Park play area	Deal	83.2%	50.9%
77.2	Victoria Park MUGA	Deal		
81.1	Wilson Avenue play area	Deal	71.8%	47.3%
93.1	Bunkers Hill Avenue MUGA	Dover	41.2%	16.4%
99.1	Connaught Park play area	Dover	57.7%	56.4%
106.1	Elms Vale Recreation Ground play area	Dover	72.5%	38.2%
106.2	Elms Vale Recreation Ground MUGA	Dover	40.9%	16.4%
110.1	Peverell Road play area	Dover	45.4%	29.1%
110.2	Peverell Road basketball net	Dover		
111.1	Kearsney Abbey Play Area 1	Dover	81.1%	87.3%
111.2	Kearsney Abbey Play Area 2	Dover		
123.1	Northbourne Avenue Recreation Ground play area	Dover	69.1%	45.5%
125.1	Pencester Gardens play area	Dover	68.0%	36.4%

\* Blank scoring sites are either lately included or have been completed under another form where there are multiple forms of play provision

† Late inclusion

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Site ID	Site name	Settlement	Quality score	Value score
125.2	Pencester Gardens skate park	Dover		
130.1	Buckland Community Centre play area	Dover	76.6%	47.3%
130.2	Buckland Community Centre MUGA	Dover		
144.1	Langdon Playing Fields play area	Martin Mill	64.6%	47.3%
147.1	Downs Road Recreation Ground play area 1	East Studdal	33.0%	34.5%
147.2	Downs Road Recreation Ground basketball area	East Studdal		
147.3	Downs Road Recreation Ground play area 2	East Studdal		
154.1	Gun Park Play area	Eastry	59.8%	47.3%
154.2	Gun Park skate park	Eastry		
160.1	Sweetbriar Lane MUGA	Elvington	49.8%	38.2%
162.1	Green Lane play areas	Elvington	64.3%	38.2%
169.1	Chance Meadow play area	Guston	72.2%	41.8%
188.1	Betteshanger Community Park play area	Northbourne	85.6%	65.5%
189.1	Northbourne Recreation Ground play area	Northbourne	62.9%	65.5%
202.1	River Recreation Ground Play Area 1	River	72.2%	69.1%
202.2	River Recreation Ground Play Area 2	River		
214.1	The Bulwark play area	Sandwich	64.9%	50.9%
228	The Butts Recreation Ground play area	Sandwich	75.9%	65.5%
228.1	Butts skate park	Sandwich		
228.2	Butts MUGA	Sandwich		
229	Poulder's Gardens	Sandwich	58.8%	38.2%
229.1	Poulders Gardens play area	Sandwich		
234	Barwick Road/Poulton Close play area	Dover	86.3%	47.3%
243.1	Shepherdswell Recreation Ground playground	Shepherdswell	74.6%	56.4%
250.1	The Crescent play area	Aylesham	35.7%	16.4%
252.1	Alexander Field play area	St Margaret's-at-Cliffe	17.5%	12.7%
254.1	King George V playing field play area	St Margaret's-at-Cliffe	47.1%	56.4%
268.1	Staple Recreation Ground play area	Staple	53.3%	47.3%
273	Tilmanstone Play Space	Tilmanstone	58.8%	50.9%
282.1	Whitfield Recreation Ground play area	Whitfield	83.2%	60.0%
282.2	Whitfield Recreation Ground play area 2	Whitfield		
282.3	Whitfield Recreation Ground MUGA	Whitfield		
288.1	Wingham Recreation Ground play area	Wingham	85.9%	56.4%
288.2	Wingham Recreation Ground MUGA	Wingham		
295.1	Worth Play Area	Worth	50.5%	47.3%
299.1	Bindon Blood Road basketball area	Whitfield	49.8%	38.2%
306.1	Beaufoy Terrace youth shelter	Dover	22.7%	23.6%

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Site ID	Site name	Settlement	Quality score	Value score
311.1	Corunna Avenue play area	Dover	63.9%	29.1%
313.1	Burgoyne Heights play area	Dover	35.1%	47.3%
95.1	Burgoyne Heights South MUGA	Dover		
338.1	Kingsdown (The Butts) play area	Kingsdown	75.6%	69.1%
346	Queens Rise play area North	Ringwould	66.0%	29.1%
347	Queens Rise play area South	Ringwould	54.0%	12.7%
348.1	Russell Gardens play area	Dover	56.0%	16.4%
374.1	Deal skate park	Deal	64.9%	50.9%
377.1	Alkham Recreation Ground play area	Alkham	38.1%	83.6%
381.1	Easole Street play area	Nonington	48.8%	47.3%
381.2	Easole Street basketball area	Nonington		
382.1	Mill Lane play area	Preston	48.1%	56.4%
383.1	King George V's playing fields play area 1	Temple Ewell	44.3%	56.4%
383.2	King George V's playing fields play area 2	Temple Ewell		
388.1	Betteshanger Country Park (formerly Fowlmead) play area		42.3%	47.3%
394.1	Centenary Gardens play area	Eastry	60.5%	20.0%
399	Travers Road play area	Upper Deal	59.5%	29.1%
400	Aycliffe Ropewalk Play Area	Aycliffe	75.3%	47.3%
401	Whyte Close play area	Dover	73.2%	20.0%
402	Green Close (off Aspen Drive) play area	Dover	78.7%	20.0%
403	Circular Road play area	Northbourne	29.6%	29.1%
404	Elvington Community Centre play area	Elvington	68.4%	38.2%
405	Gibraltar Square play area	Guston	32.0%	12.7%
406	Ottawa Crescent Play Area	Dover	35.7%	34.5%
407	Stonar Close play area	Sandwich	51.5%	20.0%
409.1	Collar Maker's Green play areas	Ash	78.4%	56.4%
411	Kinson Way play area	Dover	76.3%	20.0%
413	Ardent Road playground	Dover	85.6%	20.0%
414	Aspen Drive play area	Dover	76.6%	38.2%
415	Bunkers Hill Avenue play area*	Dover		
419	St Davids Avenue MUGA	Dover	38.8%	38.2%
420	St Davids Avenue play area	Dover		

\* Under construction at time of visit

# DOVER DISTRICT COUNCIL OPEN SPACE ASSESSMENT

## 7.4 Quality

In order to determine whether sites are high or low quality (as recommended by guidance); the scores from the site assessments have been colour-coded against a baseline threshold (high being green and low being red). The table below summarises the results of the quality assessment for play provision for children and young people in Dover District. A threshold of 60% is applied in order to identify high and low quality. Further explanation of the quality scoring and thresholds can be found in Part 2 (Methodology).

Table 7.3: Quality ratings for provision for children and young people in Dover District

Analysis area	Scores (%)			Spread	No. of sites	
	Lowest score	Average score	Highest score		<60%	>60%
Aylesham	29%	46%	71%	43%	4	4
Deal/Walmer	42%	66%	83%	41%	5	11
Dover	18%	60%	86%	69%	20	27
Rural	30%	61%	86%	56%	10	11
Sandwich	51%	60%	76%	25%	3	4
<b>Dover District</b>	<b>18%</b>	<b>61%</b>	<b>86%</b>	<b>68%</b>	<b>42</b>	<b>57</b>

Quality of provision is generally good across Dover District with 58% of sites assessed as above the threshold. There are 42 sites rating below the threshold. Notably there is a significant spread (68%) between the highest and lowest scoring sites, with Alexander Field play area (18%) compared to Wingham Recreation Ground Play Area (86%).

The three highest scoring sites are:

- ◀ Barwick Road/Poulton Close Play Area, Sandwich (86%)
- ◀ Wingham Recreation Ground play area, Wingham (86%)
- ◀ Ardent Road playground, Dover (86%)
- ◀ Betteshanger Community Park play area, Northbourne (86%)

These sites open onto safe overlooked areas, have good boundary fencing or controls to prevent illegal use, seating, litter bins and signage. Additionally, they are maintained to a high standard, with no significant wear and tear to equipment or evidence of litter or vandalism.

Furthermore, all excluding Ardent Road playground, have parking. Unlike the other sites, Ardent Road Playground is a stand-alone site and is a small play space amongst new housing development whereas

Wingham Recreation Ground play area is surrounded by amenity greenspace and features a MUGA. Consultation with Wingham PC identifies that Wingham Recreation Ground play area, owned by the Parish Council, is good quality, for 2-14-year olds with an adjacent high-fenced tarmac MUGA. The site along with Barwick Road/Poulton Close Play Area have been refurbished in the last two years, it is therefore not surprising they are some of the highest scoring play areas.

Consultation with Ash PC highlight that there are plans to improve play equipment at Ash Recreation Ground Play Area 1 (70%).

## DOVER DISTRICT COUNCIL OPEN SPACE ASSESSMENT

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Examples of other high scoring sites include Lancaster Avenue Recreation Ground play area (Capel-le-Ferne), Victoria Park play area (Deal) and Whitfield Recreation Ground play area score 85%, 83% and 83% respectively. Each feature at least a MUGA and play area whilst Lancaster Avenue Recreation Ground play area and Whitfield Recreation Ground play area also contains outdoor gym equipment. The sites benefit from seating, bins, good maintenance and parking and are noted as generally good quality sites. However, it is observed that wet pour surface at Lancaster Avenue Recreation Ground play area is a bit tired.

Furthermore, despite the play areas scoring above the quality threshold, consultation with Whitfield Parish Council identifies that the MUGA surface is deteriorating. Despite there being floodlights, they are disconnected due to complaints. Also, the surface has eroded under the gym equipment whilst the rubber surfaces at one of the play areas has been raised as potential area for improvement. Although there is a youth shelter, the Parish Council identify that is not used. It is cited as uncomfortable and as not being in the right place. There is some, albeit, sporadic vandalism. CCTV cameras are present by the play area and pavilion. The CCTV is to be upgraded to cover all the site.

Despite Butts Skate Park scoring above the quality threshold, consultation with Sandwich Town Council highlights that there is a perceived anti-social behaviour at the site. However, it is demonstrated as a good quality site that was partially refurbished up to two years ago by DDC. The ASB unit at DDC do not have any records of complaints at this site.

Similarly, the Skate Park at Pencester Gardens is highlighted in consultations as a site suffering from anti-social behaviour. This in turn is cited as impacting on the use of the rest of the site. The skate facility is viewed by some as being beyond its useful lifespan. However, it remains a well-used facility.

The lowest scoring sites for quality are:

- ◀ Alexander Field play area, St Margaret's-at-Cliffe (18%)
- ◀ Beaufoy Terrace youth shelter, Dover (23%)
- ◀ Atlee Avenue play area (29%)

All score very low for surface and equipment quality. Only Atlee Avenue play area (29%) has seating. However, it is observed as having a poor range of equipment and surface. This is supported in consultation with Aylesham PC, which highlights that the equipment is not fit for purpose, around 30 years old and needs replacing. There are talks of replacing the site and the lease is ending soon.

Beaufoy terrace youth shelter (23%) is observed as having a lot of vandalism including substantial graffiti, litter, damage to the ground, fence and the gate has been removed.

Alexander Field play area (18%), the lowest scoring site, has a lack of equipment with only two swings. There are also no bins, seating or signage, therefore scores low for site appearance. However, the swings are likely intended to complement the adjacent football pitches.

Ottawa Crescent Play Area, Dover (36%) scores significantly below the quality threshold and is noted as being in very poor condition-hence site quality and surface quality scores low. It also had substantial litter at the time of assessment. Cowdray Square, Deal (57%), scoring just below the quality threshold is reported to contain a lack of equipment and existing kit is tired. Consultation with Deal Town Council reflects this, identifying that the site is not high quality and lacks equipment.

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Aylesham Parish Council reports that new gym equipment is to be provided by Burgess Road as well as a new MUGA. Football goals could also be installed.

A common theme from consultations with a variety of parish and town councils as well as community groups, is that there is a lack of youth provision in some areas and lack of evening activities. Consequently, this is perceived to lead to anti-social behaviour. For example, in Dover at Pencester Gardens anti-social behaviour is highlighted which is perceived to limit other people's use of the site and their sense of safety. Other places cited include Butts Skate park (in Sandwich). However, no reports are noted with the DDC ASB unit.

Groups like Dover Big Local have mirrored this and would like Connaught Park as a location to add more youth provision or a MUGA. It is evident that there is a general view of people wanting more community integration and hence, additional facilities and activities will help achieve this and may help to reduce anti-social behaviour.

Conversely, Aylesham Parish Council states it is well-served for youth provision however there is a lack of provision for toddlers aged 1-8. Likewise, Clarendon and Westbury Community Association highlight a lack of provision in the area whilst stressing the role play can have in stimulating community integration.

### 7.5 Value

To determine whether sites are high or low value (as recommended by the Companion Guidance to PPG17) site assessment scores are colour-coded against a baseline threshold (high being green and low being red). The table overleaf summarises the results of the value assessment for children and young people in Dover District. A threshold of 20% is applied in order to identify high and low value. Further explanation of the value scoring and thresholds can be found in Part 2 (Methodology).

*Table 7.4: Value ratings for provision for children and young people in Dover District*

Analysis area	Scores (%)			Spread	No. of sites	
	Lowest score	Average score	Highest score		<20%	>20%
Aylesham	16%	30%	47%	31%	2	6
Deal/Walmer	13%	43%	69%	53%	2	14
Dover	13%	41%	87%	75%	5	42
Rural	20%	47%	65%	45%	0	21
Sandwich	20%	44%	65%	45%	0	7
<b>Dover District</b>	<b>13%</b>	<b>42%</b>	<b>87%</b>	<b>75%</b>	<b>9</b>	<b>90</b>

All but nine play provision sites in Dover District are rated as being above the threshold for value. This demonstrates the role play provision provides in allowing children to play but also the contribution sites make in terms of giving children and young people safe places to learn, for physical and mental activity, to socialise with others and in creating aesthetically pleasing local environments.



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Sites scoring particularly high for value tend to reflect a good range of quality equipment available at sites:

- ◀ Kearnsey Abbey play area 1, Dover (87%)
- ◀ Alkham Recreation Ground play area, Dover (84%)
- ◀ Guston Green play area, Dover (75%)

The sites are observed as being well maintained with a good to reasonable variety of equipment, as well as having sufficient access. The sites are also assumed to be well used given their range and quality of equipment. Each also have surrounding mature trees adding to their ecological value.

Diverse equipment to cater for a range of ages and abilities is important and can significantly impact on value. Provision such as skate park facilities and MUGAs are often highly valued forms of play.

The nine sites to rate below the threshold for value are:

- ◀ Atlee Avenue play area, Aylesham
- ◀ Cowdray Square play area, Deal/Walmer
- ◀ Bunkers Hill Avenue MUGA, Dover
- ◀ Elms Vale Recreation Ground MUGA, Dover
- ◀ The Crescent play area, Aylesham
- ◀ Alexander Field play area, St Margaret's-at-Cliffe
- ◀ Queens Rise play area south, Deal/Walmer
- ◀ Russel Gardens play area, Dover
- ◀ Gilbratar Square play area, Dover

Russell Gardens play area scores low for quality and value as observations highlight that the site is under redevelopment. Despite being unsatisfactory, the site will be replaced as part of the HLF-funded project. After refurbishment, this site is likely to score above the threshold for both quality and value.

It is also important to recognise the benefits of play in terms of healthy, active lifestyles, social inclusion and interaction between children plus its developmental and educational value. The importance of play and of children's rights to play in their local communities is essential.



## 7.6 Summary

### **Provision for children and young people summary**

- ◀ There are 101 play provision sites in Dover District; a total of around 6.50 hectares. A total of 99 sites receive a quality and value score. Sites to not receive a rating is due to late inclusion or being under construction at time of visit.
- ◀ FIT suggests a standard of 0.25 hectares per 1,000 population. Overall, Dover District has an equivalent of 0.06 hectares per 1,000 population. If land from the surrounding 'parent' site is also included, then provision level of 0.30 hectares per 1,000 population is noted.
- ◀ No gaps in catchment mapping are identified based on the 15-minute walk time catchment derived from the survey responses.
- ◀ Quality of provision is generally good across Dover District with 58% of sites assessed as above the threshold.
- ◀ There is a perceived lack of provision catering for older age ranges. This is thought to be the cause of some instances of anti-social behaviour being reported.
- ◀ The majority of play provision (91%) rates above the threshold for value; reflecting the social, healthy and developmental benefits provision can provide.

**PART 8: ALLOTMENTS**

**8.1 Introduction**

Allotments are a typology which covers open spaces that provide opportunities for those people who wish to do so to grow their own produce as part of the long term promotion of sustainability, health and social interaction. This includes provision such as allotments, community gardens and city farms.

**8.2 Current provision**

There are 29 sites classified as allotments in Dover District, equating to nearly 23 hectares. No site size threshold has been applied to allotments and as such all known provision is identified and included within the audit.

*Table 8.1: Distribution of allotments*

Analysis area	Allotments		
	Number of sites	Size (ha)	Current provision (Ha per 1,000 population)
Aylesham	-	-	-
Deal/Walmer	9	5.79	0.17
Dover	10	11.84	0.22
Rural	6	2.96	0.17
Sandwich	4	2.19	0.30
<b>Dover District</b>	<b>29</b>	<b>22.78</b>	<b>0.20</b>

The National Society of Allotment and Leisure Gardeners (NSALG) suggests a national standard of 20 allotments per 1,000 households (20 per 2,000 people based on two people per house or one per 100 people). This equates to 0.25 hectares per 1,000 populations based on an average plot-size of 250 square metres (0.025 hectares per plot).

Based on Dover District current population (115,803) it does not meet the NSALG standard. Using this suggested standard, the minimum amount of allotment provision for Dover District is 28 hectares. Existing provision of 23 hectares therefore does not meet this guideline.

All allotment sites are managed by the parish and town councils. Therefore, exact plot number and waiting lists are difficult to fully attain. Any information which has been obtained is set out in Table 8.2.

*Table 8.2: Allotment information (where known)*

Site ID	Site	Settlement	Information
12	Coxhill Road allotments	Shepherdswell	Owned by Shepherdswell with Coldred PC. 20 plots, 5 on waiting list, no fresh water.
35	Lay Lane allotments	Ash	Owned by PC, fresh water supply. 15 full size plots subdivided into 29 plots of varying sizes. 5 on waiting list.

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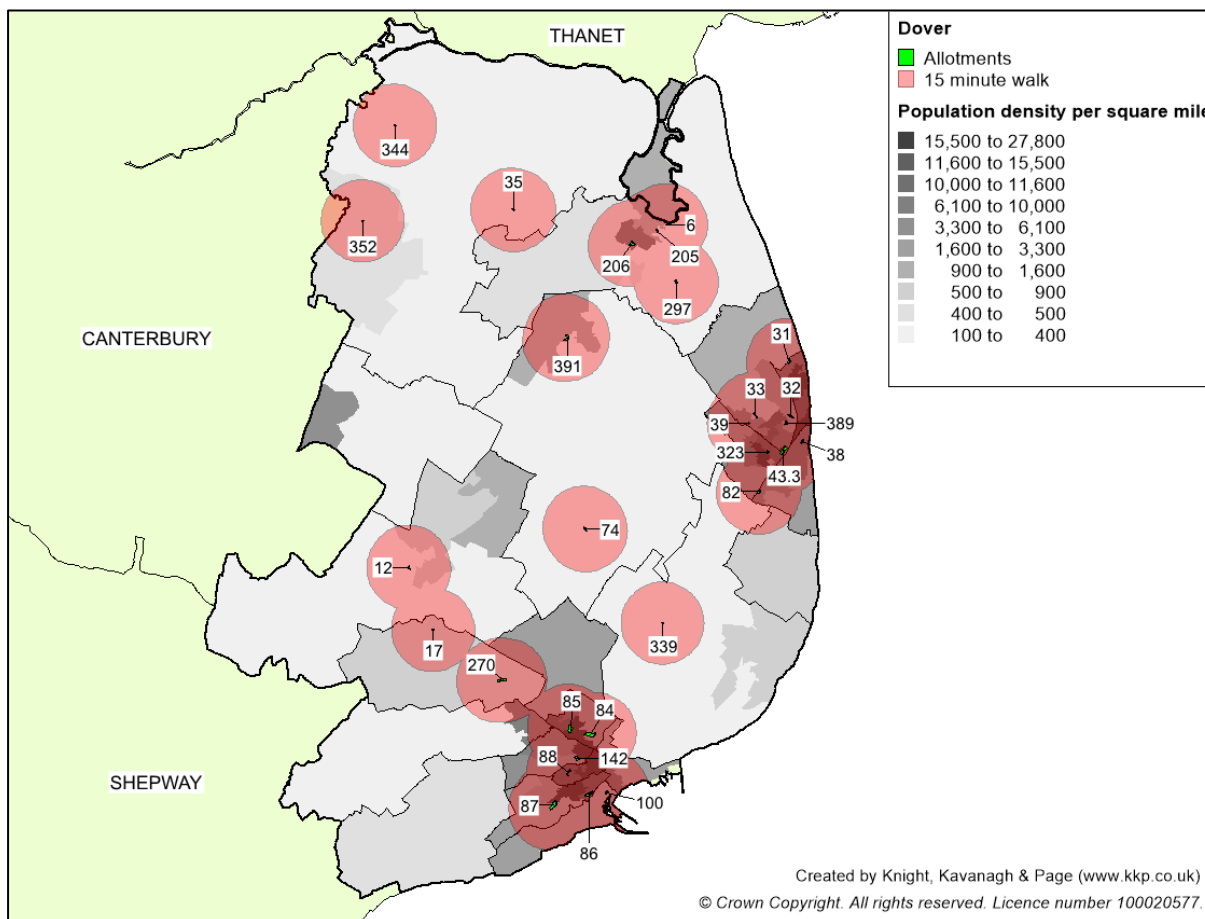
Site ID	Site	Settlement	Information
74	Studdal allotments and orchard	Studdal	10 plots, 1 on waiting list, water supply.
86	Clarendon Place allotments	Dover	Clarendon & Westbury Assoc: vacant plots
270	Temple Ewell allotments	Dover	50 plots, 4 on waiting list, fresh water supply.
352	Preston Hill allotments	Wingham	12 plots for residents only. One on waiting list. Owned by PC

## 8.3 Accessibility

Figure 8.1 show allotments mapped against analysis areas, with a 15-minute walk time applied. This is based on community survey responses. Most respondents suggest this is the distance they are willing to travel to access allotment provision.

Aylesham is the largest settlement without allotment provision within a 15-minute walk time catchment. However, Aylesham Parish Council have ambitions to provide allotments. Most other areas of greater population density are served by a site.

Figure 8.1: Allotments mapped



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Table 8.3: Key to sites mapped

Site ID	Site name	Settlement	Quality Score	Value score
6	Sandown Road allotments	Sandwich	54.5%	27.1%
12	Coxhill Road allotments	Shepherdswell	51.1%	21.2%
17	Coldred Hill allotments	Lydden	50.0%	25.9%
31	Vlissingen Drive allotments	Middle Deal	52.3%	28.2%
32	Astor Drive allotments	Middle Deal	54.5%	27.1%
33	Church Lane allotments	Sholden	50.0%	21.2%
35	Lay Lane allotments	Ash	61.4%	28.2%
38	Campbell Road allotments	Walmer	58.0%	34.1%
39	Diana Gardens allotments	Deal	54.5%	27.1%
43.3	Hamilton Road Allotments	Walmer	58.0%	28.2%
74	Studdal allotments and orchard	Studdal	38.6%	27.1%
82	Mayers Road allotments	Walmer	50.0%	27.1%
84	Astley Avenue allotments	Dover	51.1%	28.2%
85	Pretoria allotments	Dover	58.0%	27.1%
86	Clarendon Place allotments	Dover	53.4%	25.9%
87	Maxton allotments	Dover	58.0%	28.2%
88	Northbourne Avenue allotments	Dover	55.7%	28.2%
100	Pilot's Meadow allotments	Dover	58.0%	27.1%
142	Whinless Road allotments	Dover	52.3%	28.2%
205	Sandwich allotments	Sandwich	54.5%	27.1%
206	Black Lane allotments	Sandwich	50.0%	28.2%
270	Temple Ewell allotments	Dover	56.8%	28.2%
297	Goretop Lane Allotments	Worth	45.5%	27.1%
323	Mill Hill allotments	Walmer	51.1%	27.1%
339	East Langdon allotments	East Langdon	60.2%	27.1%
344	Mill Lane allotments	Preston	44.3%	25.9%
352	Preston Hill allotments	Wingham	58.0%	27.1%
389	Park Avenue Allotments	Deal	63.6%	28.2%
391	Gun Park Allotments	Eastry	56.8%	28.2%

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## 8.4 Quality

To determine whether sites are high or low quality (as recommended by the Companion Guidance to PPG17) the site assessment scores have been colour-coded against a baseline threshold (high being green and low being red). The table below summarises the results of the quality assessment for allotments in Dover District. A threshold of 50% is applied in order to identify high and low quality. Further explanation of how the quality scores and thresholds are derived can be found in Part 2 (Methodology).

Table 8.4: Quality ratings for allotments in Dover District

Analysis area	Scores (%)			Spread	No. of sites	
	Lowest score	Average score	Highest score		<50%	>50%
Aylesham	-	-	-	-	-	-
Deal/Walmer	50%	55%	64%	14%	0	9
Dover	50%	55%	60%	10%	0	10
Rural	39%	52%	61%	23%	2	4
Sandwich	45%	51%	55%	9%	1	3
<b>Dover District</b>	<b>39%</b>	<b>54%</b>	<b>64%</b>	<b>25%</b>	<b>3</b>	<b>26</b>

The majority of sites (90%) rate above the quality threshold, suggesting a generally sufficient standard of allotment provision in Dover District.

The highest rating sites are:

- ↳ Park Avenue Allotments (64%)
- ↳ Lay Lane allotments (61%)
- ↳ East Langdon allotments (60%)

The sites score highly for general levels of maintenance and cleanliness, surrounding fencing, as well as a sense of personal security on site and good pathways. Park Avenue Allotments has the additional benefit of signage and better controls to prevent illegal use.

There are three sites which score below the quality threshold which can be mainly attributed to fewer features and pathways which are not maintained to as higher standard. Some have site issues for example, Mill Lane allotments (44%) looks quite run down and not maintained. Consequently, it scores lower for overall maintenance. Other sites below the threshold include Studdal allotments (39%) and Goretop Lane Allotments (45%). Neither features many plots. Both score lower for security measures such as fencing and natural surveillance.

## 8.5 Value

In order to determine whether sites are high or low value (as recommended by the Companion Guidance to PPG17) site assessments scores have been colour-coded against a baseline threshold (high being green and low being red). The table below summarises the results. A threshold of 20% is applied to identify high and low value. Further explanation of how the value scores and thresholds are derived can be found in Part 2 (Methodology).

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Table 8.5: Value ratings for allotments in Dover District

Analysis area	Scores (%)			Spread	No. of sites	
	Lowest score	Average score	Highest score		<20%	>20%
Aylesham	-	-	-	-	-	-
Deal/Walmer	21%	28%	34%	13%	0	9
Dover	26%	27%	28%	2%	0	10
Rural	21%	26%	28%	7%	0	6
Sandwich	27%	27%	28%	1%	0	4
<b>Dover District</b>	<b>21%</b>	<b>27%</b>	<b>34%</b>	<b>17%</b>	<b>0</b>	<b>29</b>

All allotments rate above the threshold for value. This reflects the associated social inclusion and health benefits, amenity value and the sense of place offered by such forms of provision. Campbell Road allotments scores the highest for value (34%) due to containing well-maintained, neat plots which add to its visual and landscape benefits.

Allotments should generally be considered as highly valued as they are often identified by the local community as important forms of open space provision.

## 8.6 Summary

Allotments summary
<ul style="list-style-type: none"> <li>◀ There are 29 sites classified as allotments in Dover District equating to nearly 23 hectares.</li> <li>◀ Based on Dover District's current population (115,803) it does not meet the NSALG standard. Using this suggested standard, the minimum amount of allotment provision for Dover District is 28 hectares. Existing provision of 23 hectares therefore does not meet this guideline.</li> <li>◀ Of the obtained information, six sites have a waiting list.</li> <li>◀ The majority of sites rate above the quality threshold (90%), suggesting a reasonably good standard of allotment provision in Dover District.</li> <li>◀ All allotments rate above the threshold for value. This reflects the associated social inclusion and health benefits, amenity value and the sense of place offered by such forms of provision.</li> </ul>

# DOVER DISTRICT COUNCIL OPEN SPACE ASSESSMENT

## APPENDICES

### Appendix One: Quality and Value Criteria and Weighting

The quality and value criteria used to mark each type of open space are set out in the tables below.

Table A1.1: Quality criteria used against each open space type

	Parks	Semi / Natural greenspace	Amenity greenspace	Allotments	Play provision
<i>Main entrance</i>	1	1	1	1	1
<i>Other entrances</i>	1		1	1	
<i>Gradient and value</i>	1		1	1	1
<i>Personal security</i>	1	1	1	1	1
<i>Ramps and guardrails adequacy</i>	1				
<i>Boundary fencing adequacy</i>	1			1	1
<i>Controls to prevent illegal use adequacy</i>	1	1	0.5	1	1
<i>Parking Number and location</i>	0.333				0.333
<i>Parking - Appropriateness of provision</i>	0.333				0.333
<i>Parking - Quality</i>	0.333				0.333
<i>Toilets accessibility and appearance</i>	1				
<i>Seats and benches - Number and location</i>	0.333	0.333	0.333		0.333
<i>Seats and benches - Appropriateness</i>	0.333	0.333	0.333		0.333
<i>Seats and benches - Maintenance</i>	0.333	0.333	0.333		0.333
<i>Picnic tables - Number and location</i>	0.333				
<i>Picnic tables - Appropriateness of provision</i>	0.333				
<i>Picnic tables - Maintenance</i>	0.333				
<i>Litter bins - Number and location</i>	0.333	0.333	0.333		0.333

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	Parks	Semi / Natural greenspace	Amenity greenspace	Allotments	Play provision
<i>Litter bins - Appropriateness of provision</i>	0.333	0.333	0.333		0.333
<i>Litter bins - Maintenance</i>	0.333	0.333	0.333		0.333
<i>Lighting - Number and location</i>	0.333				
<i>Lighting - Appropriateness of provision</i>	0.333				
<i>Lighting - Maintenance</i>	0.333				
<i>Overall maintenance and cleanliness</i>	1	1	1	1	
<i>Play Site Appearance</i>					1
<i>Play Surface Quality</i>					1
<i>Play Equipment Quality</i>					1
<i>Drainage</i>	1	1	1	1	1
<i>Landscaping design</i>	0.5		0.5		
<i>Landscaping maintenance</i>	0.5		0.5		
<i>Paths</i>	1	1	1	1	
<i>Conservation</i>	1	2			
<i>Maintenance of buildings and artefacts</i>	1			1	
<i>Needles</i>	-5	-5	-5	-5	-5
<i>Motor bikes</i>	-5	-5	-5	-5	-5
<i>Glass</i>	-5	-5	-5	-5	-5
<i>Abandoned cars</i>	-5	-5	-5	-5	-5
<i>Fire damage</i>	-5	-5	-5	-5	-5
<i>Horse tracks</i>	-5	-5	-5	-5	-5
<i>Physical access - public transport links/stops</i>	5	5	5	5	
<i>Physical access - safe crossing places</i>	5	5	5	5	
<i>Access social - minimum entrance widths</i>	5	5	5	5	5



## DOVER DISTRICT COUNCIL OPEN SPACE ASSESSMENT

	Parks	Semi / Natural greenspace	Amenity greenspace	Allotments	Play provision
<i>Access social - directional signposts</i>	5	5		5	
<i>Parking well signed</i>	3	3			
<i>Easy to read/clear messages</i>	3	3	3	1	3
<i>Well maintained and free from graffiti</i>	3	3	3	1	3
<i>Basic up to date information</i>	3	3	3	1	3
<i>Signage detracts from quality of the site</i>					
<i>Situated at entrance</i>	3	3	3	1	3
<i>Maps and graphics</i>	3	3	3		
<i>Evidence of site marketing</i>	3	3	3	1	
<i>Signs at accessible height</i>	3	3	3	1	3

## DOVER DISTRICT COUNCIL OPEN SPACE ASSESSMENT

Table A1.2: Value criteria used against each open space type

	Parks	Semi / Natural greenspace	Amenity greenspace	Allotments	Play provision
<i>Other sites of same typology close by</i>	1	1	1	1	1
<i>Level of use (observations only)</i>	2	1	1	1	2
<i>IOD Multiple Deprivation Rank</i>	1	1	1	1	1
<i>Space meets needs of Elderly</i>	5	5	5	5	
<i>Space meets needs of Juniors</i>	5	5	5		
<i>Space meets needs of Teenagers</i>	5	5	5	5	
<i>Space meets needs of Disabled</i>	5	5	5	5	
<i>Space meets needs of Families</i>	5	5	5	5	
<i>Space meets needs of Visual amenity</i>	5	5	5	5	
<i>Space meets needs of Other</i>	5	5	5	5	
<i>Structural and landscape benefits</i>	5	5	5	5	5
<i>Ecological benefits</i>	5	5	5	5	5
<i>Educational benefits</i>	5	5	5	5	5
<i>Social inclusion and health benefits</i>	5	5	5	5	5
<i>Cultural and heritage benefits</i>	5	5	5	5	5
<i>Amenity benefits and a sense of place</i>	5	5	5	5	5
<i>Economic benefits</i>	5	5	5	5	5

