

Stoke Gabriel Neighbourhood Plan
**Local Green Space
Audit Report**

**The Green Spaces’
Audit report of
Stoke Gabriel Parish
Neighbourhood Plan
2017**

7 November 2017

**2nd. Draft: Stoke Gabriel Parish Plan Group
Oct. 2019**

DRAFT DOCUMENT WITH RECOMMENDATIONS BEING UPDATED

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1. Introduction

The Stoke Gabriel Parish Neighbourhood Plan Steering Group (SG) followed the paragraphs 76 to 78 of the National Planning Framework (NPPF), published by the Department for Communities and Local Government in March 2012, which introduce

a new Local Green Space designation (LGS) to protect local green areas of particular importance to local communities. SG set out to define the green spaces that are important to the Stoke Gabriel Parish community in order to protect them through the Neighbourhood plan.

During the preparation of the draft neighbourhood plan, SG ran a series of community engagement events as well as conducted a comprehensive community survey which resulted in a list of green spaces of value to the community. SG recruited the help of Edward Lovesey, PhD, local resident and wild life enthusiast to conduct an audit to review each nominated green space to ensure they meet LGS criteria. The criteria, audit methodology, details of community engagement and the results of the audit are presented below.

2nd DRAFT

With its knowledge of parish issues and with the obvious links between Stoke Gabriel's Neighbourhood Plan and Parish Plan, the Stoke Gabriel Parish Plan Group offered support and help in Nov. 2018 in fine tuning the LGS Audit document and to continue some of the work that had not yet been completed.

This LGS Audit is a huge undertaking and we appreciate all the time and energy that has gone into creating this document.

Members of Stoke Gabriel Parish Plan Group undertook to provide a 2nd. Draft of the LGS audit, completing the assessments of suggested sites, adding information and corrections to that already provided, suggesting additional sites and making recommendations for progress. Sites were visited where required.

1. A number of proposed sites required amended titles to aid identification. Additional amendments are required and best obtained by further public consultation to find a consensus as to a historic or common local name, or new name, for each site.
2. Individual site boundaries in a number of suggested sites need to be defined. Again, this requires public consultation.
3. Much of the work for the 1st. draft of the Audit was completed over 2 years ago. Further public consultation(s) are now needed to engage the public and gain input into this 2nd. draft for the next one.
4. Reference to the AONB must be included as this designation is a hugely important factor in the value of Stoke Gabriel's Green Spaces.

5. References to additional designations such as County Wildlife Site, Unconfirmed County Wildlife Site, Conservation Area and Marine Conservation Zone need to be included.
6. Maps need to be updated to include new developments built and under construction.
7. Annex A is missing (letter to landowners).
8. A number of proposals require photos.
9. Landowners need to be contacted.
10. The document title has been changed to comply with terms used in legislation.
11. Additional sites proposed:-
 - a. Path from Rowes Meadow Estate to Hoyle Lane
 - b. Scout Club land
 - c. Open Spaces in Rowes Meadow Estate
 - d. Open Spaces in Kings Orchard Estate
 - e. Open Spaces in Gabriel Court development
 - f. Open Spaces in Mill Pool development

Stoke Gabriel Parish Plan Group

Sept. 2019

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2. Local Green Spaces criteria

The audit has been based upon the National Planning Policy Framework (NPPF) criteria which direct that 'Local Green Space' should only be designated where the Green Space is:

- ❖ in reasonably close proximity to the community it serves, i.e. within 1.25 miles of the community centre. It was decided to follow guidelines of My Community: Neighbourhood Planning, Local Green Spaces¹, which links proximity to 'easy' walking distance and define it as 1.25 miles or less based on Natural England Standards.
- ❖ local in character and is not an extensive tract of land
- ❖ demonstrably special to a local community and holds a particular local significance, because of its
 - beauty
 - historic significance
 - recreational value
 - tranquillity or
 - richness of its wildlife
- ❖ does not have a planning permission to develop into other uses

3. Methodology

Each nominated green space was photographed and accessed against the criteria section 2 above.

A simple scoring system has then been used to provide a basic comparator index as to the relative value of the individual open spaces to the community. This scores 0 representing None; 1=Least; 2=Best / Most for most criteria and, in the case of a planning permission 0 representing expired, declined or current planning permission, 1 for any privately owned site and 2 for no planning permission.

4. Community and stakeholder engagement

All sites were displayed for comments at the xxx event with a copy of the above map². Full details are given in the Consultation Report. Landowners were contacted in xxx to advise them that their land was to be put forward as Local Green Space in the Draft Neighbourhood Plan. An example copy is attached at Annex A, each letter differed according to the site details.

¹My Community: Neighbourhood Planning, Local Green Spaces, 2017
https://mycommunity.org.uk/wp-content/uploads/2017/02/NP_Green-Space_0217.pdf

² to be confirmed

5. Individual profiles of nominated green spaces.

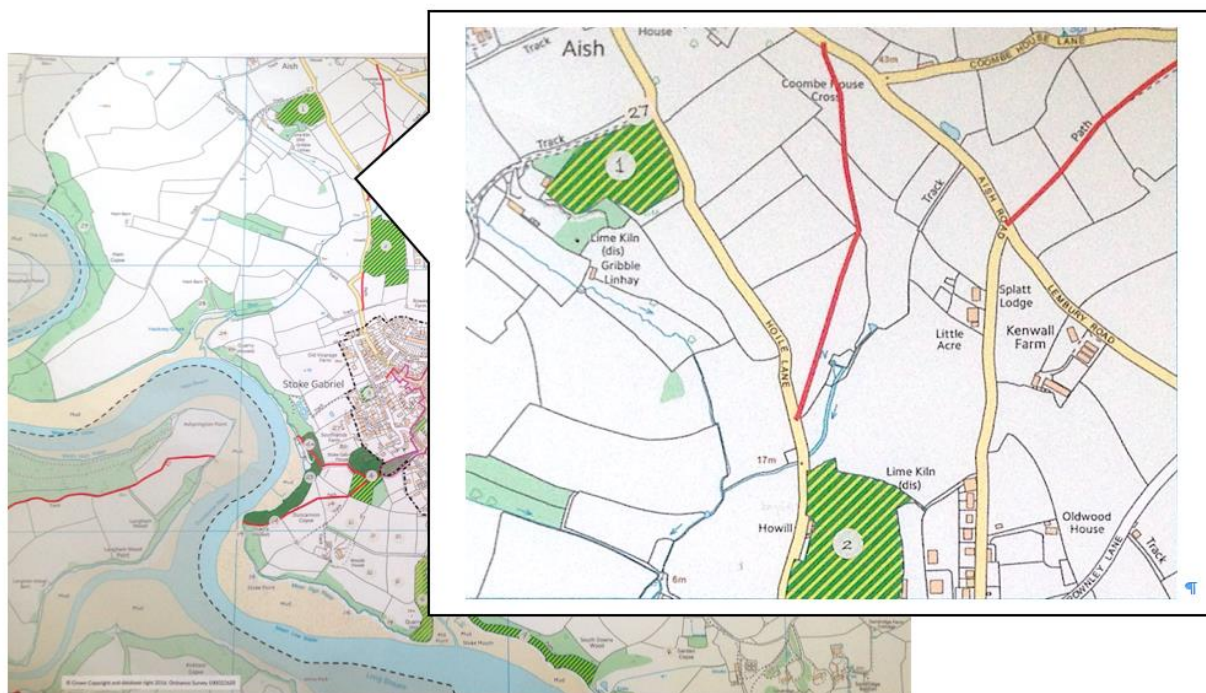
1.1. Cricket Field (J.E. Eastley Memorial Field)

Site Number: 1
Name and location: Cricket Field 0.2 x 0.15 km to northwest 1 km from village edge
Grid Reference: 842 586
Description: Summer cricket matches and training for village teams
Site type: Sports pitches, golf courses and bowling greens

Illustration 1: Cricket grounds



Illustration 2: Location of Cricket grounds on the map of the Parish, marked with '1'.



Criteria	Description	Score
[1] Planning permission for development	No	2
[2a] Proximity: close to community it serves, i.e. <1.25 miles	Situated about 1 km from North edge of Stoke Gabriel	2
[2b] Local in character and is not an extensive tract of land	Not an extensive tract of land	2
[3] Local significance: beauty	Good view SSE towards Dittisham	1
[4] Local significance: historic significance	Historic Lime Kiln nearby on private land Delete as not relevant to proposed site which was created by landfilling	1 0
[5] Local significance: recreational value	Club house with some cooking facilities; access by 2 roads; close to Aish	2
[6] Local significance: tranquillity		0 1
[7] Local significance: richness of wildlife		0 1
Combined score		
Overall rating		

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1.2. Hoyle Copse Query boundary – to include private Hoyle Cottages land?

Site Number: 2
Name and location: Hoyle Copse 0.15 x 0.25 km at north edge of village situated between Hoyle Lane and Aish Road with easy access
Grid Reference: 845 581
Description: Area of land with historic lime kiln and quarry bequeathed to the parish by Miss Birch and maintained by volunteers. Part wooded and part meadow. Additional grassland area on the southern side bought by the Parish Council in ?2013
Site type: Green spaces/Footpaths/Woodland

Illustration 3: Hoyle Copse Lime Kiln and Meadow.



Illustration 4: Location of Hoyle Copse Lime Kiln and Meadow on the map of the Parish, marked with '2'.



Criteria	Description	Score
[1] Planning permission for development	No	2
[2a] Proximity: close to community it serves, i.e. <1.25 miles	Situated between Hoyle Lane and Aish Road. Easy access by track off Aish Road. Easy access from Aish Road, Hoyle Lane, and the public footpath from Path Field.	1
[2b] Local in character and is not an extensive tract of land	Not an extensive tract of land	1
[3] Local significance: beauty	An increasingly beautiful mix of rock faces, wild life areas and views to the North and to the Dart	2
[4] Local significance: historic significance	Historic quarry and Lime Kiln. Woodland originally planted with specific species to feed the kiln.	2
[5] Local significance: recreational value	Much used by locals and visitors. Ideal for children to play on the edge on the village.	2
[6] Local significance: tranquillity	Peaceful with seats for public.	2
[7] Local significance: richness of wildlife	Very good with fauna and flora including several orchid species.	2
[8] Other	The area bought by the Parish Council adjacent to the Rows Meadow estate is mitigation land. Most of the remaining area is an Unconfirmed Devon County Wildlife Site.	0
Combined score		15
Overall rating		

1.3. Allotments

Site Number: 3
Name and location: Allotment 0.05 x 0.05 km situated at corners of Millers lane and Vicarage road.
Grid Reference: 845 578
Description: ~~Delete as incorrect - 'Open to the public to walk through'~~; 6 double plots; shared by about 10 people, mainly rented by SG residents but a few from further afield. Owned by Gilmore family. Generally well kept and in continual use. Water provided for allotment users.
Site type: Allotments

Illustration 5: Vicarage road allotments



Illustration 6: Vicarage road allotments on the map of the Parish, marked with '3'.



Criteria	Description	Score
[1] Planning permission for development	No, but land is privately owned	1
[2a] Proximity: close to community it serves, i.e. <1.25 miles	Situated in the village at corners of Millers lane and Vicarage road.	2
[2b] Local in character and is not an extensive tract of land	Not an extensive tract of land	2
[3] Local significance: beauty		0 1
[4] Local significance: historic significance	A decade old green space established after moving from a different site.	0
[5] Local significance: recreational value	Delete 'Open for public to walk through' or rest in (seat provided)	2
[6] Local significance: tranquillity	Very quiet at all times	1
[7] Local significance: richness of wildlife	Unusual moths and other invertebrates together with other fauna that have been recorded	1
[8] Other	This is a much sought after and the last remaining private allotment left in the Parish.	0
Combined score		
Overall rating		

1.4. Duncannon Lane Footpaths Query – Duncannon Lane and footpaths are existing ROW so delete proposal. 3 fields which include public footpath from Duncannon Lane to 39 steps to be LGS?

Site Number: 4
Name and location: Duncannon Lane leading to footpaths through the fields, splits into two at 845 572: one left to the Heritage path across 3 fields to Duncannon hamlet and a second (at 842 571) through a gate into a narrow gully through ancient woodland down the "39 steps" to the river at 840 570.
Grid Reference: 847 572 - 842 575
Description: Metalled road and path from School Hill to Duncannon (a small group of 3 houses). The lane is bordered by houses at School Hill end and fields (see 14,20,21 and 27) ending at old ferry steps on the River Dart. Follows ancient track from the village to the river. Originally used by fishermen to get their boats at "Stockham pool" and ferry to Ashprington; surrounding fields are farmed.
Site type: Green spaces/Footpaths

Illustration 7: Duncannon lane public footpaths.



Illustration 8: Duncannon lane public footpaths on the map of the Parish, marked with '4' and '4a'.



Criteria	Description	Score
[1] Planning permission for development	No	2
[2a] Proximity: close to community it serves, i.e. <1.25 miles	About 1 km from the village centre	2
[2b] Local in character and is not an extensive tract of land	Duncannon to Ashprington ferry was used until mid 20th century	2
[3] Local significance: beauty	Good views of river Dart from paths over fields and above Duncannon. Leads to beautiful Heritage Path along the Dart.	2
[4] Local significance: historic significance	Confusing – there is only one public footpath through these 3 fields. Duncannon Lane is a public road leading to the cottages at Duncannon. The northern path was to the ferry crossing and to the fishermen cottages. The southern path was also used for salmon fishermen (and probably smugglers!). Painters such as Walmsley and JWM Turner are known to have painted here.	2
[5] Local significance: recreational value	Delete – Heritage Path is a separate proposal. This public footpath to the Dart allows access to walkers and attracts visitors and villagers alike. The shore opposite Duncannon provides a popular picnic place at low tide.	2
[6] Local significance: tranquillity	Very tranquil in wood gully	2

[7] Local significance: richness of wildlife	Woodland shore birds are prominent. Seals and otter signs are present. Butterflies, moths and other invertebrates have been noted as have flora such as fungi and uncommon trees.	2
[8] Other	This is especially sought out by visitors who use O.S. maps and stay in the village, bringing trade to 2 public houses, restaurants and shops. An excellent free The Family Tree Trail for the village has been produced by the Correct "River Dart Gallery"; designed in 2017	
Combined score		16
Overall rating		

Illustration 9: Duncannon lane footpath to the 39 steps.



1.5. Private orchard of Yarde Farm

Site Number: 5
Name and location: Private orchard of Yarde Farm, seen from New road and School Hill road.
Grid Reference: 850 573
Description: This is contiguous with the school field and ? on to the church land and the village orchard.
Site type: Private land

Illustration 10: Yarde Farm orchard.



Illustration 11: Yarde Farm orchard on the map of the Parish, marked with '5'.



Criteria	Description	Score
[1] Planning permission for development	No, but land is privately owned	1
[2a] Proximity: close to community it serves, i.e. <1.25 miles	Centrally located, within the village conservation zone	2
[2b] Local in character and is not an extensive tract of land	Local in character	2
[3] Local significance: beauty	Gives an impression of a green village as you come in into the heart of the village.	2
[4] Local significance: historic significance	The orchard typifies the cider producing tradition of the village, which still continues	1 2
[5] Local significance: recreational value	private, but sometimes is opened to the public for local events	0
[6] Local significance: tranquillity	Provides a quiet centre to the village	1
[7] Local significance: richness of wildlife	A haven for bird, mammal and invertebrate life.	1
[8] Other	The orchard provides many of the apples for the village's cider breweries and support the annual Wassail ceremony.	0
Combined score		
Overall rating		

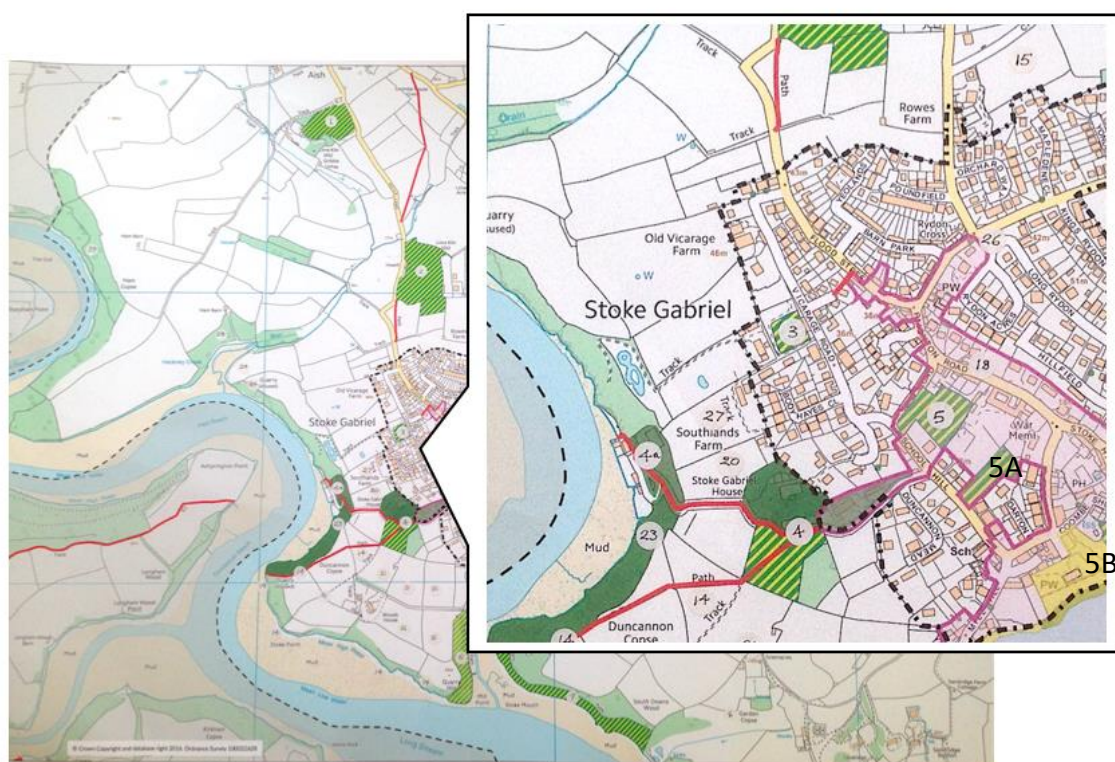
1.6. School Football Field Retitle 'School Field'

Site Number:	5A
Name and location:	School Field, beside and behind Village Hall.
Grid Reference:	850 582
Description:	This is the main sports field of the School, accessed through a path at the back of the Village Hall. There is also a play area for Mucky Monsters, an outdoor play session run by the school.
Site type:	Green spaces/Footpaths

Illustration 12: School Football Field.

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Illustration 13: School Football Field on the map of the Parish, marked with '5A'.



Criteria	Description	Score
[1] Planning permission for development	No	2
[2a] Proximity: close to community it serves, i.e. <1.25 miles	Centrally located, within the village conservation zone	2
[2b] Local in character and is not an extensive tract of land	Local in character	2
[3] Local significance: beauty	Delete as applies to Orchard Slopes gently down to give fine view of the Mill pond.	2 1

[4] Local significance: historic significance	Delete as applies to Orchard The orchard typifies the cider producing tradition of the village, which still continues	2 1
[5] Local significance: recreational value	Delete as applies to Orchard Includes children's play area which is used by the local preschool every week day. Several benches across the orchard. Trees provide fruit for the villagers and local cider breweries.	2
[6] Local significance: tranquillity	Provides a quiet centre to the village	1
[7] Local significance: richness of wildlife	Delete As 5a - A haven for bird, mammal and invertebrate life.	1
[8] Other	Delete & replace with 'Health & wellbeing for primary school children, physical education, mental wellbeing plus Forest School' The church and surrounding area is visited almost daily by families from all over the world. The Church of St Mary and St Gabriel contains an exquisite carved screen and other historic artefacts.	0
Combined score		
Overall rating		

1.7. Village Orchard

Site Number:	5B
Name and location:	Village orchard, beside the Church, graveyard and Mill Pond, also by the Church Inn Pub and Scout Hut.
Grid Reference:	850 582
Description:	This is the main public green space of the village with a beautiful walk through to the Mill pond shore at low tide to the Mill Pond Dam.
Site type:	Green spaces/Footpaths

Illustration 14: Village orchard.

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Illustration 15: Village orchard on the map of the Parish, marked with '5B'.



Criteria	Description	Score
[1] Planning permission for development	No	2
[2a] Proximity: close to community it serves, i.e. <1.25 miles	Centrally located, within the village conservation zone	2
[2b] Local in character and is not an extensive tract of land	Local in character	2
[3] Local significance: beauty	Slopes gently down to give fine view of the Mill pond.	2

[4] Local significance: historic significance	The orchard typifies the cider producing tradition of the village, which still continues	2
[5] Local significance: recreational value	Includes children's play area which is used by the local preschool every week day. Several benches across the orchard. Trees provide fruit for the villagers and local cider breweries.	2
[6] Local significance: tranquillity	Provides a quiet centre to the village	1
[7] Local significance: richness of wildlife	As 5a - A haven for bird, mammal and invertebrate life. Borders Devon County Wildlife Site	1
[8] Other	? Relevance to this site. The church and surrounding area is visited almost daily by families from all over the world. The Church of St Mary and St Gabriel contains an exquisite carved screen and other historic artefacts. Owned by Parish Council.	0
Combined score		14
Overall rating		

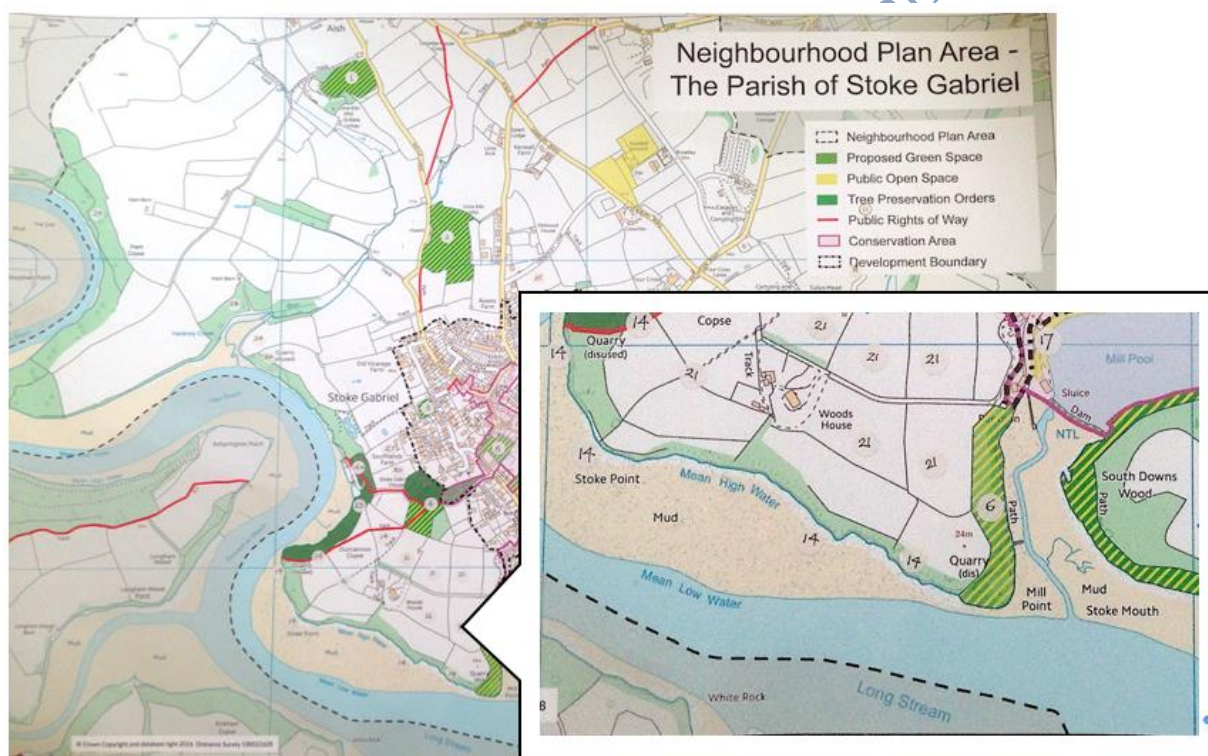
1.8. Woods and foreshore From Mill Point to the Dam

Site Number: 6
Name and location: Wood on West side of Stoke Gabriel Creek foreshore from Mill Point to Dam
Grid Reference: 847 566 - 847 569
Description:
Site type: Green spaces/Footpaths

Illustration 16: Mill Point Foreshore.

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Illustration 17: Location of Mill Point Foreshore on the map of the Parish as '6'.



Criteria	Description	Score
[1] Planning permission for development	No	2
[2a] Proximity: close to community it serves, i.e. <1.25 miles	Close to the community	2
[2b] Local in character and is not an extensive tract of land	Local, connects several walks leading back to the village	2
[3] Local significance: beauty	Fine view over creek to South Downs Wood (see 7)	2
[4] Local significance: historic significance	Quarry at Mill Point above which is a living tree painted in 1802 by Thomas Walmsley. Remains of WWII anti-aircraft battery above Mill Point	2

[5] Local significance: recreational value	The Heritage Path links this wood with the Stoke Point and Duncannon paths of No. 4 through 14 and 23 woods.	2
[6] Local significance: tranquillity	Very peaceful from seat at top of steps at creek end	2
[7] Local significance: richness of wildlife	Several species of birds and some larger mammals frequent this wood, which also has many varieties of trees and flora	2
[8] Other	Delete and replace with 'Woods & foreshore were given to the SGBA for use by village residents.' Woods were recently given to the Stoke Gabriel village	0
Combined score		16
Overall rating		

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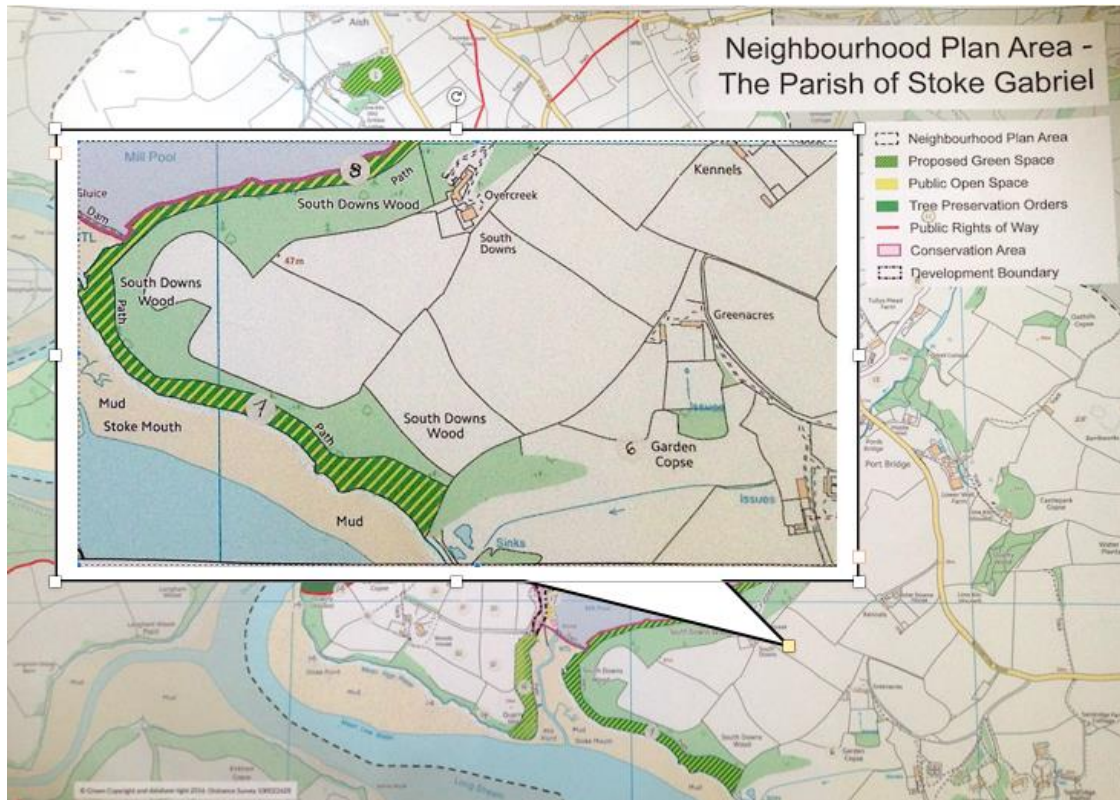
1.9. South Downs Woods to Greenacre Valley

Site Number: 7
Name and location: Part of South Downs wood from Stoke Gabriel Dam long foreshore to Greenacre Valley
Grid Reference: 849 568 - 853 565
Description:
Site type: Private land **Query – need to check ownership of foreshore. May need separate entry.**

Illustration 18: South Down Woods.



Illustration 19: South Down Woods on the Parish map as '7'.



Criteria	Description	Score
[1] Planning permission for development	No, but land is privately owned see above	1
[2a] Proximity: close to community it serves, i.e. <1.25 miles	Close to the community	1
[2b] Local in character and is not an extensive tract of land	Local, connects several walks leading back to the village	1
[3] Local significance: beauty	Good views of river Dart to Whitestone Farm.	2
[4] Local significance: historic significance		0
[5] Local significance: recreational value	Foreshore can be reached at low tide only across the dam. With owners' permission is regularly used by Forest School – forest related activities for preschool and primary school children.	1
[6] Local significance: tranquillity	Peaceful walk at low tides. Peaceful walk at low tides.	2
[7] Local significance: richness of wildlife	As No. 6	2
[8] Other	Woods are privately owned and managed to encourage wildlife.	0
Combined score		11
Overall rating		

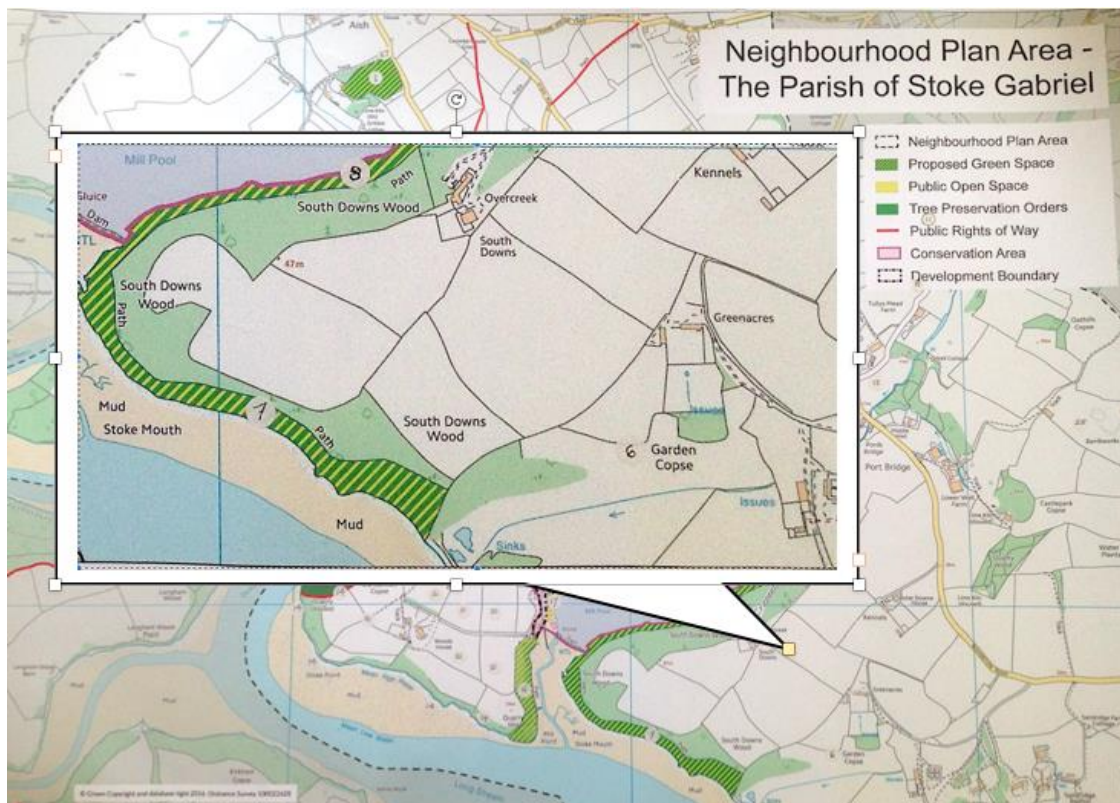
1.10. South Down Woods along Mill Pool Include whole woods not footpath and area below?

Site Number: 8
Name and location: North Eastern part of South Downs wood from Dam along Mill Pond
Grid Reference: 849 568 - 854 573
Description:
Site type: Private land

Illustration 20: South Down Woods along the Mill Pond.



Illustration 21: South Down Woods along Mill Pond on the Parish map as '8'.



Criteria	Description	Score
[1] Planning permission for development	No, but land is privately owned	1
[2a] Proximity: close to community it serves, i.e. <1.25 miles	Close to the community	1 2
[2b] Local in character and is not an extensive tract of land	Local in character	1 2
[3] Local significance: beauty	Good views over Mill Pond and Church	2
[4] Local significance: historic significance		0 1
[5] Local significance: recreational value	Not open to public	0 2
[6] Local significance: tranquillity	Peaceful walk, not open to the public	0 2
[7] Local significance: richness of wildlife	Wildlife encouraged as shown by bat and bird boxes. A range of small to large mammals and birds including raptors recorded. Borders County Wildlife Site	2
[8] Other	The view across the Mill Pond to these woods gives Stoke Gabriel one of its iconic views that has earned its name 'the Jewel of the Dart.'	0
Combined score		
Overall rating		

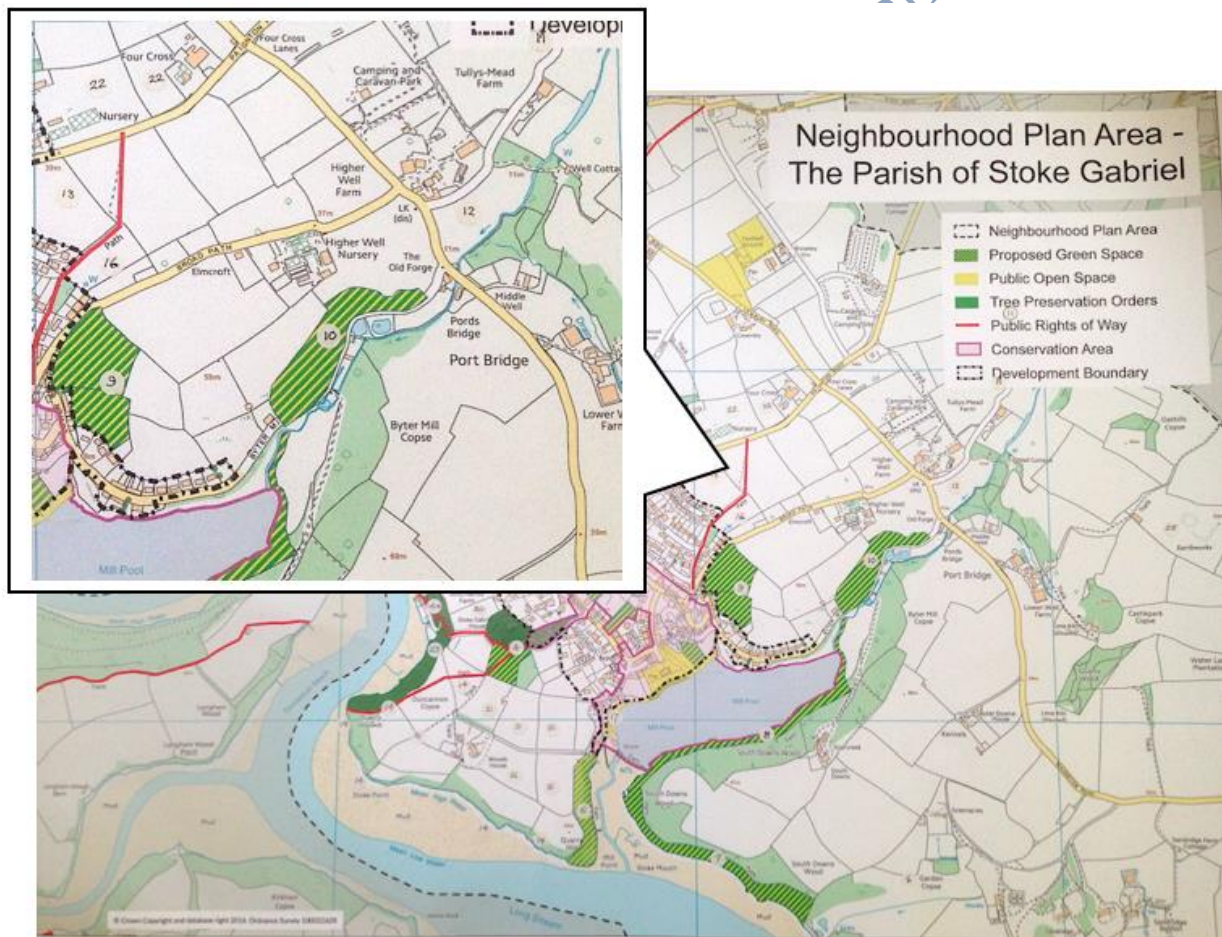
1.11. Chestnut Hill Query – why not identify the whole hill as it is an iconic view?

Site Number: 9
Name and location: Fields to the East of Lower Broadpath
Grid Reference: 851 574
Description:
Site type: Private land

Illustration 22: Chestnut Hill.

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Illustration 23: Chestnut Hill on the Parish map as '9'.



Criteria	Description	Score
[1] Planning permission for development	No, but land is privately owned	1
[2a] Proximity: close to community it serves, i.e. <1.25 miles	Close to the community	1 2
[2b] Local in character and is not an extensive tract of land	Local in character	1 2
[3] Local significance: beauty	Presents an impressive hill when viewed from New road orchard	2
[4] Local significance: historic significance		0
[5] Local significance: recreational value	Not open to public but used during rare snowfall	0
[6] Local significance: tranquillity	Not usually accessible to public except when covered in snow and sledged on	0 1
[7] Local significance: richness of wildlife	Wildlife encouraged by the farming environment and one owner's management which includes adding a pond and tree planting	1
[8] Other	not surveyed	0
Combined score		
Overall rating		

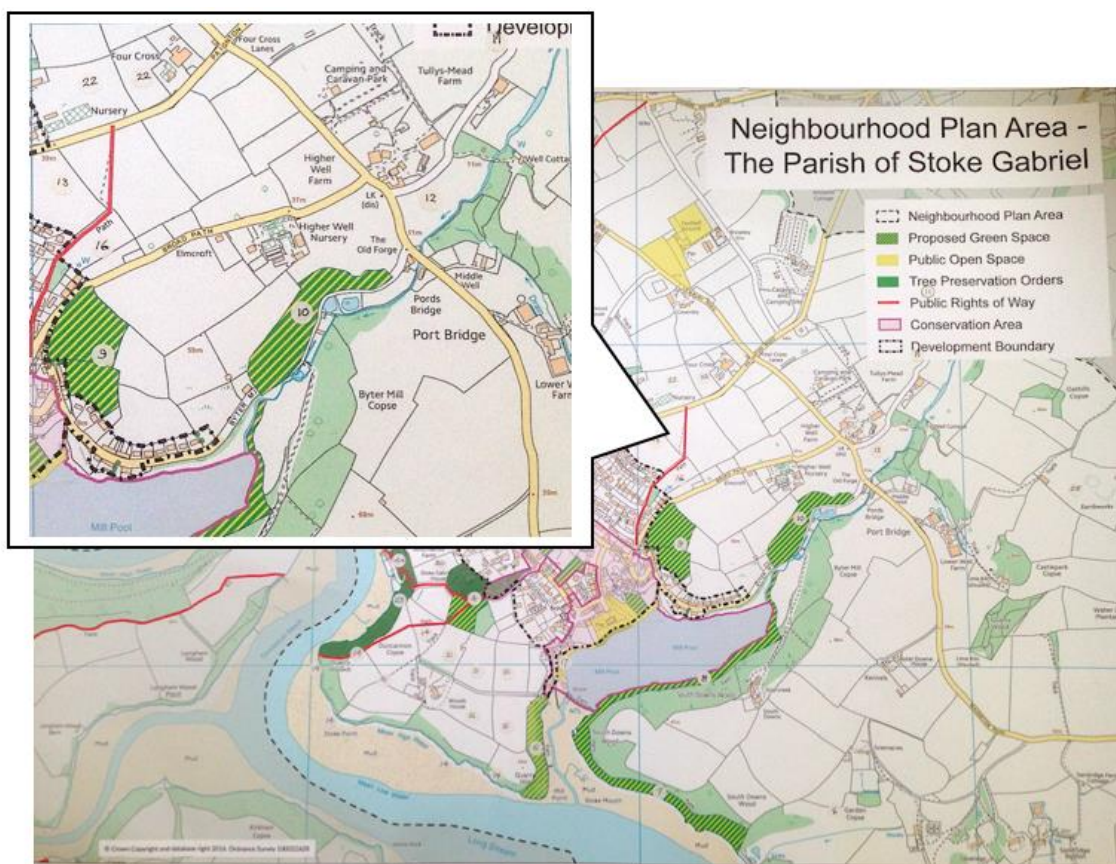
1.12. Byter Mill Woodland

Site Number: 10
Name and location: Byter Mill Woodland
Grid Reference: 855 575
Description:
Site type: Green spaces/Footpaths

Illustration 24: Byter Mill Woodland.



Illustration 25: Byter Mill Woodland on the Parish map as '10'.



Criteria	Description	Score
[1] Planning permission for development	No, but land is privately owned	1
[2a] Proximity: close to community it serves, i.e. <1.25 miles	Close to the community	1
[2b] Local in character and is not an extensive tract of land	Local in character	1
[3] Local significance: beauty	Delete – 'Unknown: not seen'	1
[4] Local significance: historic significance	Bordered by converted water mill with ponds and farm land	0
[5] Local significance: recreational value	Not open to public	0 1
[6] Local significance: tranquillity	Presumably undisturbed	1 2
[7] Local significance: richness of wildlife	Largely undisturbed wooded hillside ideal breeding area for woodland birds	2
[8] Other	not surveyed due to lack of access	0
Combined score		
Overall rating		

1.13. Lidstone Wood and quarry

Site Number: 11
Name and location: Lidstone Wood and quarry
Grid Reference: 860 581
Description:
Site type: Green spaces/Footpaths

Illustration 26: Lidstone Wood and quarry.



Illustration 27: Lidstone Wood and quarry on the Parish map as '11'.



Criteria	Description	Score
[1] Planning permission for development	No ? ownership	2 ?1
[2a] Proximity: close to community it serves, i.e. <1.25 miles	Close to the community	2
[2b] Local in character and is not an extensive tract of land	Local in character	2
[3] Local significance: beauty	? Replace with something more suitable, i.e. atmospheric Rather damp and dark	0 1
[4] Local significance: historic significance	Bordered by quarry and two lime kilns	2
[5] Local significance: recreational value	An important off the road link between Waddeton and Long roads	0
[6] Local significance: tranquillity		2
[7] Local significance: richness of wildlife	Undisturbed wooded hillside - ideal for nest boxes etc. Caves in quarry contain rare bat colony. Special grill over cave to prevent disturbance.	2
[8] Other	? Access difficult.	0
Combined score		
Overall rating		

1.14. Stoke Gabriel Football Club

Site Number:	11FC
Name and location:	Stoke Gabriel Football Club Ground, Broadley Lane; approximately 2 hectares area, 1km North-East of village centre
Grid Reference:	852 584
Description:	Clubhouse and Football pitches for village teams
Site type:	Sports pitches, golf courses and bowling greens

Illustration 28: Stoke Gabriel Football Club.

Illustration 29: Stoke Gabriel Football Club on the Parish map as '11FC'.



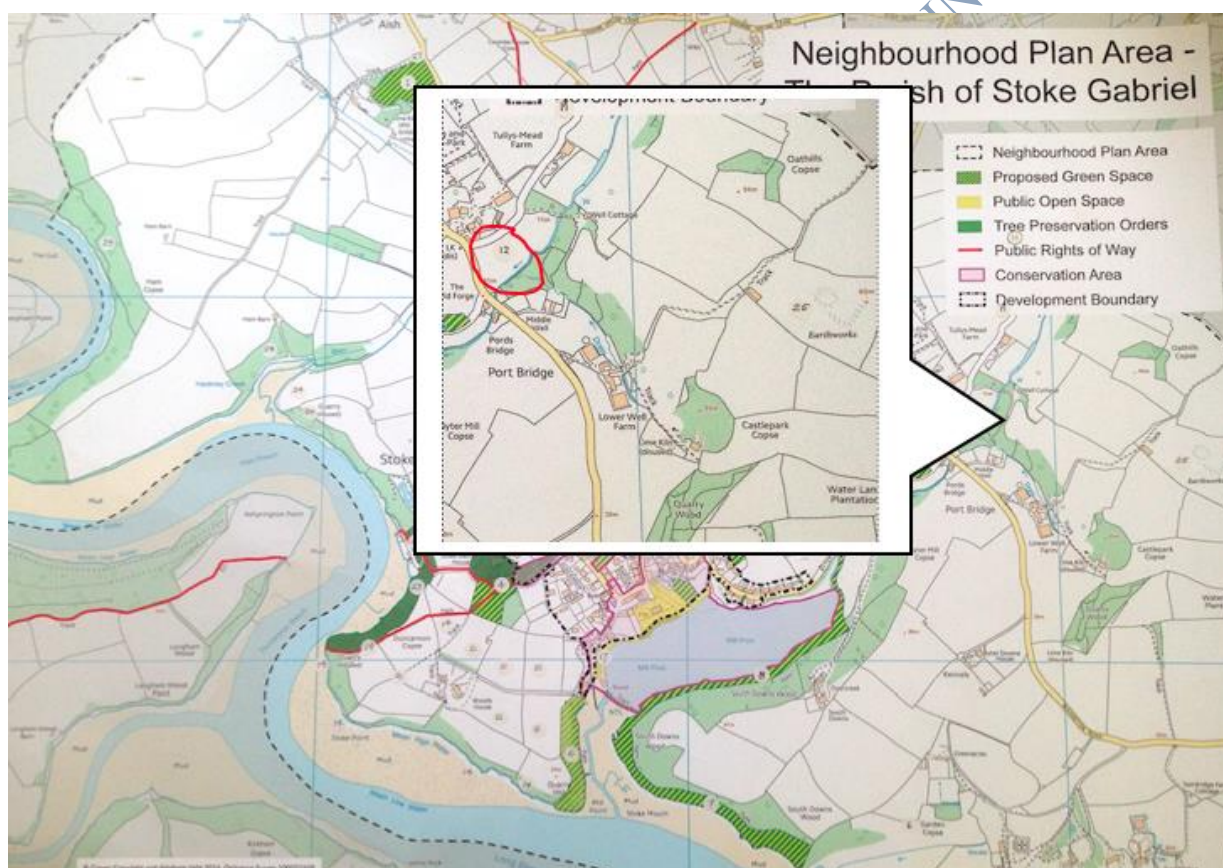
Criteria	Description	Score
[1] Planning permission for development	No	2
[2a] Proximity: close to community it serves, i.e. <1.25 miles	Close to the community	2
[2b] Local in character and is not an extensive tract of land	Delete 'Local in character'	2
[3] Local significance: beauty	Rural location, Good views from clubhouse towards Telegraph Hill	1
[4] Local significance: historic significance	Formed in the early 1900's, Stoke Gabriel Football Club had relied for many years on the generosity of local farmers to provide a ground, during which the changing rooms remained in the village where both the schoolroom and an old army hut were utilised. In 1981 the club purchased land in Broadley Lane and developed a sloping field into the current home, the G.J. Churchward Memorial Ground, named in honour of the Great Western Railway Chief Engineer who was born in Stoke Gabriel.	2
[5] Local significance: recreational value	In recent years Stoke Gabriel FC has become one of the most successful local clubs in South Devon. The First Team play in the South West Peninsula League Premier Division and a Reserve Team plays in the South Devon League. The club runs numerous teams for girls and boys from the Parish and surrounding area, from under 8's to under 18's. The club has built a large Clubhouse and changing rooms, completed in 2012. The Clubhouse is used also for various village public and private social events. The club has acquired a third pitch on nearby land, adjacent to Paignton road, and also created six Mini soccer pitches on land next to the main pitch at Broadley Lane	2
[6] Local significance: tranquillity	Tranquil when not in use	0 1
[7] Local significance: richness of wildlife		0
[8] Other		0
Combined score		
Overall rating		

1.15. Lower Waddeton Field below Higher Well farm Amend title to Field adjacent to Waddeton Road at Port Bridge. Also see 1.22

Site Number: 12
Name and location:
Grid Reference: 857 575
Description:
Site type:

Illustration 30: Lower Waddeton Field.

Illustration 31: Lower Waddeton Field on the Parish map as '12'.



Criteria	Description	Score
[1] Planning permission for development	No	0 1
[2a] Proximity: close to community it serves, i.e. <1.25 miles		0
[2b] Local in character and is not an extensive tract of land		0
[3] Local significance: beauty		0
[4] Local significance: historic significance		0
[5] Local significance: recreational value		0
[6] Local significance: tranquillity		0

[7] Local significance: richness of wildlife		0
[8] Other	Used to keep horses	0
Combined score		0
Overall rating		

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1.16. Sloping Field on entry to the village & footpath Delete '(is it being built on??)'

Site Number: 13
Name and location:
Grid Reference: 8xx 5xx
Description:
Site type:

Illustration 32:

Illustration 33: on the Parish map as '13'.



Criteria	Description	Score
[1] Planning permission for development	No	0 1
[2a] Proximity: close to community it serves, i.e. <1.25 miles		0 2
[2b] Local in character and is not an extensive tract of land		0 1
[3] Local significance: beauty	This field forms part of the view on the main approach to the village	0 1

[4] Local significance: historic significance		0
[5] Local significance: recreational value	Public footpath through field with views from higher ground	0 1
[6] Local significance: tranquillity		0 1
[7] Local significance: richness of wildlife		0 1
[8] Other		0
Combined score		
Overall rating		

DRAFT DOCUMENT WITH RECOMMENDATIONS BEING UPDATED

1.17. Heritage Walk /Millenium Path

Site Number: 14

Name and location:

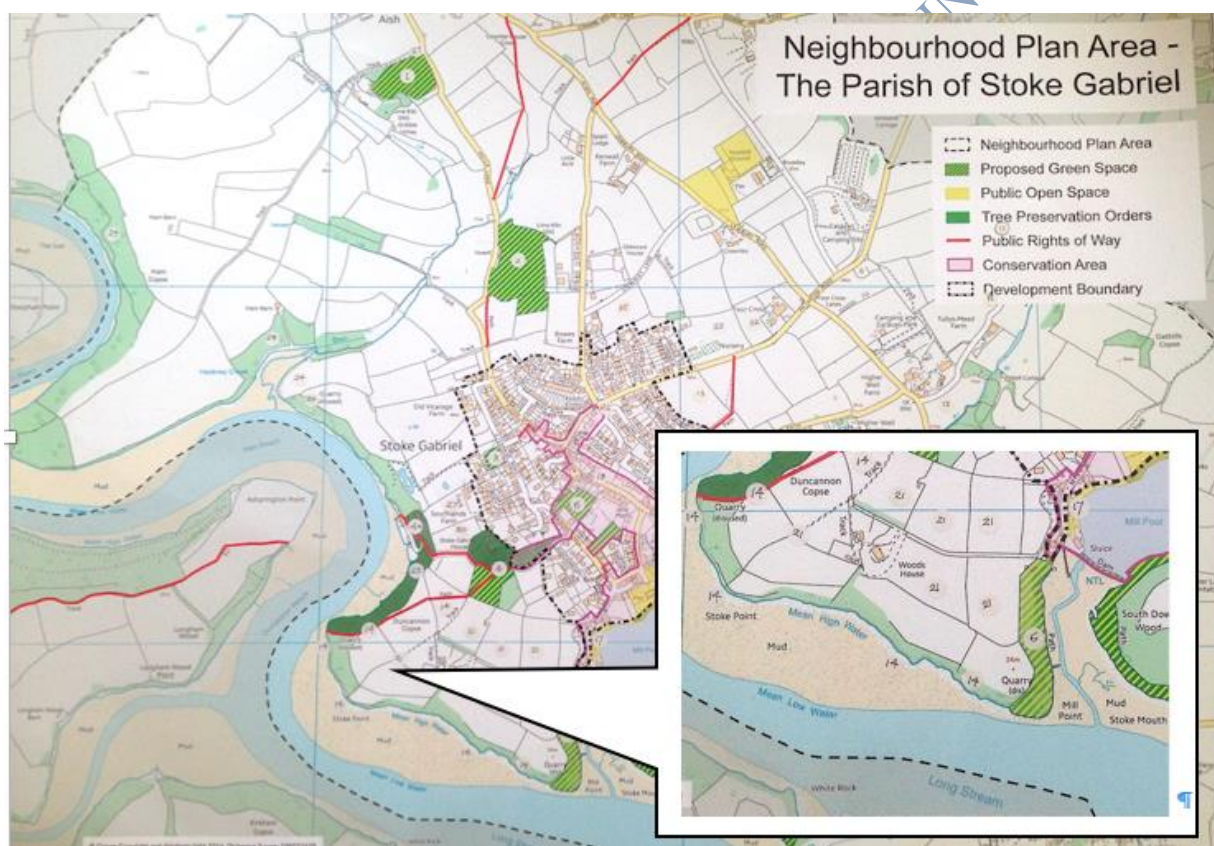
Grid Reference: 843 571

Description: Permissive path known as the Millenium Path, with National Lottery funded tree planting

Site type:

Illustration 34: Heritage Walk.

Illustration 35: Heritage Walk on the Parish map as '14'.



Criteria	Description	Score
[1] Planning permission for development	No	0 1
[2a] Proximity: close to community it serves, i.e. <1.25 miles		0 2
[2b] Local in character and is not an extensive tract of land		0 2
[3] Local significance: beauty	Fantastic views of the river Dart including the sweep around to Bow Creek and Ashprington Point	0 2
[4] Local significance: historic significance		0 1
[5] Local significance: recreational value	Very popular walk	0 2

[6] Local significance: tranquillity	Serene, calm, unspoilt	0 2
[7] Local significance: richness of wildlife	Wide variety of unmanaged wildlife – estuarine, mixed native woodland and farmland. Rare oak, otters and seal sightings	0 2
[8] Other		0
Combined score		
Overall rating		

DRAFT DOCUMENT WITH RECOMMENDATIONS BEING UPDATED

1.18. Field off Crowley Lane

Site Number: 15
Name and location:
Grid Reference: 8xx 5xx
Description:
Site type:

Illustration 36: Crowley lane field.

Illustration 37: Crowley lane field on the Parish map as '15'.



Criteria	Description	Score
[1] Planning permission for development	No	0 1
[2a] Proximity: close to community it serves, i.e. <1.25 miles		0 2
[2b] Local in character and is not an extensive tract of land		0 2
[3] Local significance: beauty		0 1
[4] Local significance: historic significance		0
[5] Local significance: recreational value		0
[6] Local significance: tranquillity		0 1
[7] Local significance: richness of wildlife		0 1
[8] Other		0

Combined score	
Overall rating	

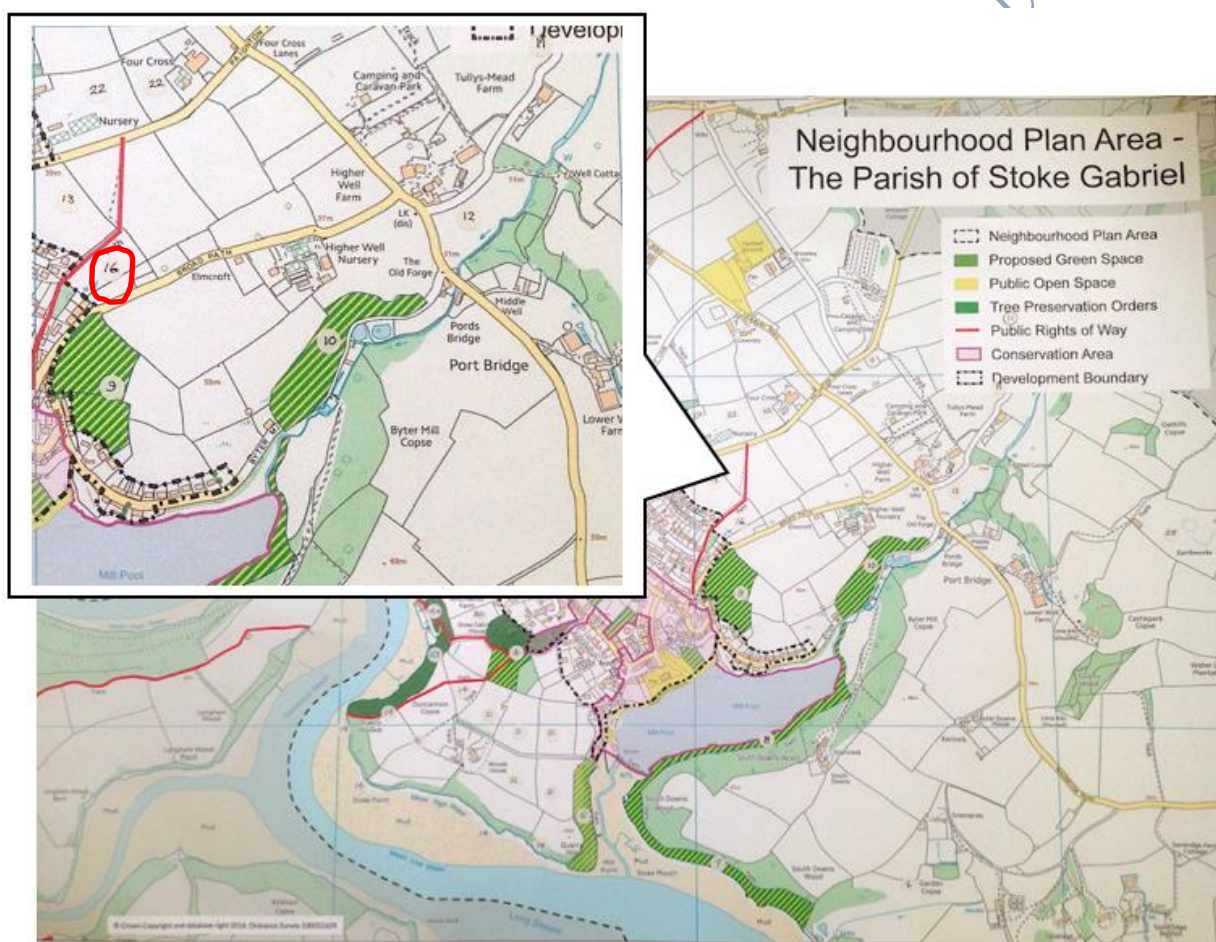
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1.19. Field next to Broad Path

Site Number: 16
Name and location:
Grid Reference: 8xx 5xx
Description:
Site type:

Illustration 38: Broad path field.

Illustration 39: Field next to Broad path on the Parish map as '16'.



Criteria	Description	Score
[1] Planning permission for development	No	0 1
[2a] Proximity: close to community it serves, i.e. <1.25 miles		0 2
[2b] Local in character and is not an extensive tract of land		0 2
[3] Local significance: beauty		0 1
[4] Local significance: historic significance		0
[5] Local significance: recreational value		0 1
[6] Local significance: tranquillity		0 1

[7] Local significance: richness of wildlife		0 1
[8] Other		0
Combined score		
Overall rating		

DRAFT DOCUMENT WITH RECOMMENDATIONS BEING UPDATED

1.20. Garden of Yewtree house ? Delete – why would this private garden meet criteria. Maybe part of classic Mill Pool view?

Site Number: 17
Name and location:
Grid Reference: 8xx 5xx
Description:
Site type:

Illustration 40: Garden of Yewtree house.

Illustration 41: Garden of Southbank on the Parish map as '17'.



Criteria	Description	Score
[1] Planning permission for development	No	0
[2a] Proximity: close to community it serves, i.e. <1.25 miles		0
[2b] Local in character and is not an extensive tract of land		0
[3] Local significance: beauty		0
[4] Local significance: historic significance		0
[5] Local significance: recreational value		0
[6] Local significance: tranquillity		0
[7] Local significance: richness of wildlife		0
[8] Other		0

Combined score	0
Overall rating	

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1.21. Garden of Southbank house Delete – as 1.20 above

Site Number: 18
Name and location:
Grid Reference: 8xx 5xx
Description:
Site type:

Illustration 42: Garden of Southbank house.

Illustration 43: Garden of Southbank on the Parish map as '18'.



Criteria	Description	Score
[1] Planning permission for development	No	0
[2a] Proximity: close to community it serves, i.e. <1.25 miles		0
[2b] Local in character and is not an extensive tract of land		0
[3] Local significance: beauty		0
[4] Local significance: historic significance		0
[5] Local significance: recreational value		0
[6] Local significance: tranquillity		0
[7] Local significance: richness of wildlife		0
[8] Other		0

Combined score	0
Overall rating	

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1.22. Water Meadow off Whitehill Lane. Also see 1.15. The water meadows start at Port Bridge and continue to Whitehill. Likely to be an extensive tract of land. Incorrectly circled on map.

Site Number: 19
Name and location:
Grid Reference: 8xx 5xx
Description:
Site type:

Illustration 44:.

Illustration 45: on the Parish map as '19'.



Criteria	Description	Score
[1] Planning permission for development	No	0 1
[2a] Proximity: close to community it serves, i.e. <1.25 miles		0 2
[2b] Local in character and is not an extensive tract of land		0 2
[3] Local significance: beauty		0 1

[4] Local significance: historic significance		0
[5] Local significance: recreational value		0
[6] Local significance: tranquillity		0 2
[7] Local significance: richness of wildlife		0 2
[8] Other	Adjacent to popular walking route	0
Combined score		0
Overall rating		

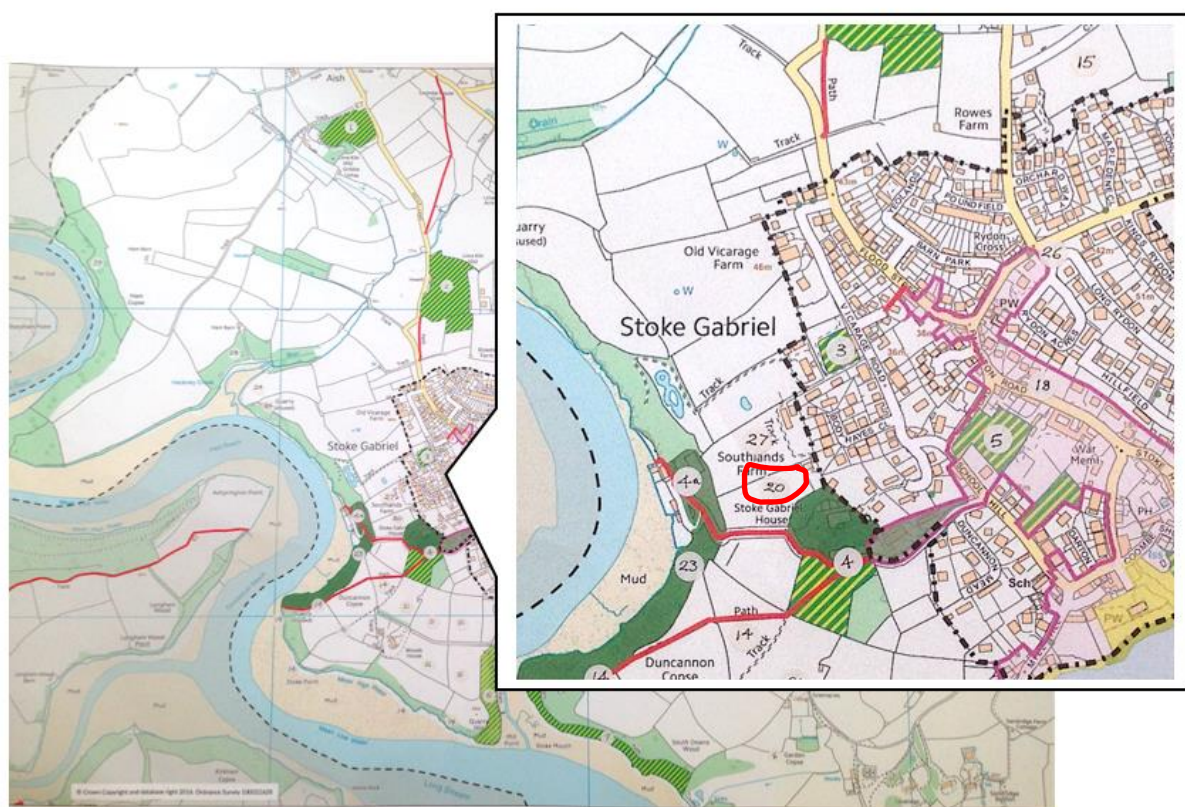
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1.23. Garden/grounds of Stoke Gabriel House

Site Number: 20
 Name and location:
 Grid Reference: 8xx 5xx
 Description:
 Site type:

Illustration 46:.

Illustration 47: on the Parish map as '20'.



Criteria	Description	Score
[1] Planning permission for development	No	0 1
[2a] Proximity: close to community it serves, i.e. <1.25 miles		0 2
[2b] Local in character and is not an extensive tract of land		0 2
[3] Local significance: beauty		0 2
[4] Local significance: historic significance	18 th . Century mansion formerly known as Mazonet, with grounds containing picturesque gothic style ruin and walled gardens	0 2

[5] Local significance: recreational value	Can be seen and enjoyed from the road	0 1
[6] Local significance: tranquillity		0 2
[7] Local significance: richness of wildlife		0 1
[8] Other		0
Combined score		
Overall rating		

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1.24. Fields either side of Duncannon Lane ? Woods House drive. Delete as extensive tract of land

Site Number: 21
Name and location:
Grid Reference: 8xx 5xx
Description:
Site type:

Illustration 48: Fields either side of Duncannon Lane.

Illustration 49: Fields either side of Duncannon Lane on the Parish map as '21'.



Criteria	Description	Score
[1] Planning permission for development	No	0
[2a] Proximity: close to community it serves, i.e. <1.25 miles		0
[2b] Local in character and is not an extensive tract of land		0
[3] Local significance: beauty		0
[4] Local significance: historic significance		0
[5] Local significance: recreational value		0
[6] Local significance: tranquillity		0
[7] Local significance: richness of wildlife		0
[8] Other		0

Combined score	0
Overall rating	

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1.25. ??? Rename and change boundary – former allotment site at Paignton Road

Site Number: 22
 Name and location:
 Grid Reference: 8xx 5xx
 Description:
 Site type:

Illustration 50:

Illustration 51: on the Parish map as '22'.



Criteria	Description	Score
[1] Planning permission for development	No	0 1
[2a] Proximity: close to community it serves, i.e. <1.25 miles		0 2
[2b] Local in character and is not an extensive tract of land		0 1
[3] Local significance: beauty		0 1
[4] Local significance: historic significance		0

[5] Local significance: recreational value	Potential for great recreation and health/wellbeing if allotments or community land use reinstated	0 2
[6] Local significance: tranquillity		0 1
[7] Local significance: richness of wildlife		0 1
[8] Other	No access unless agreed with owners of former garden centre site (which has planning permission for 9 houses).	0
Combined score		
Overall rating		

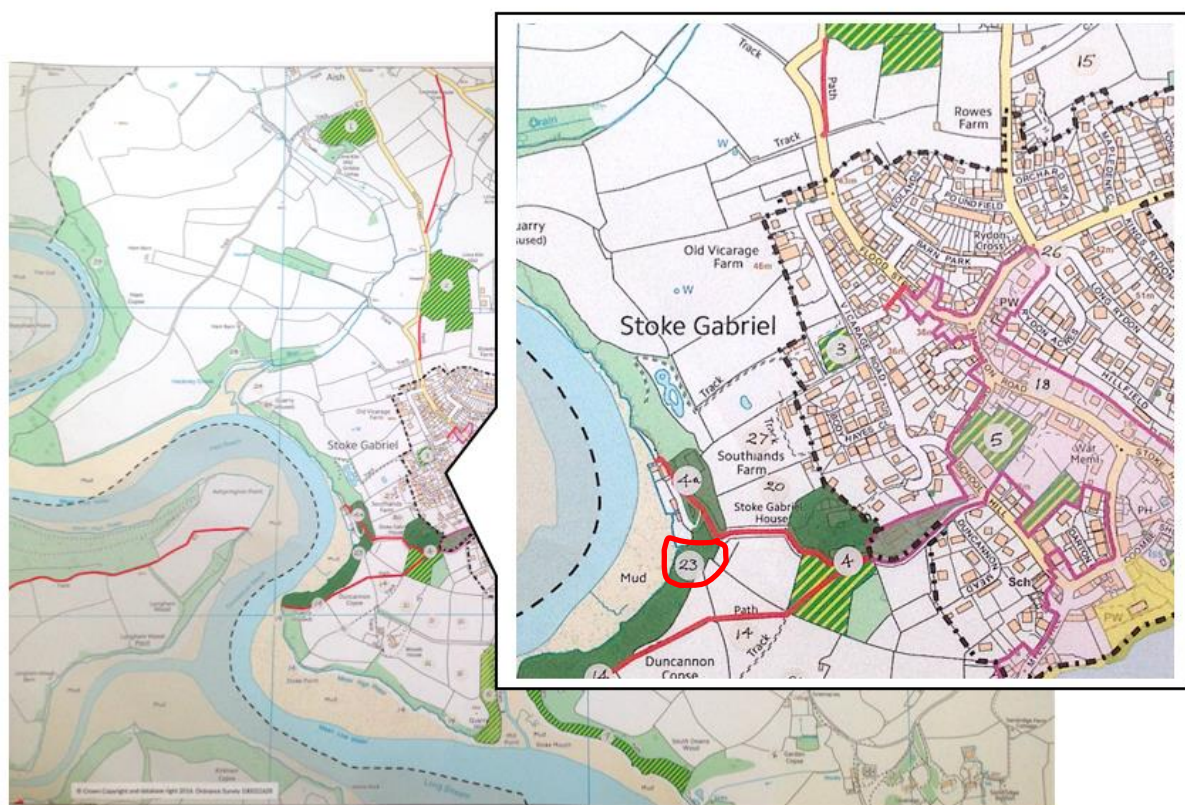
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1.26. Woods again **Title required to enable identification**

Site Number: 23
Name and location:
Grid Reference: 8xx 5xx
Description:
Site type:

Illustration 52:.

Illustration 53: on the Parish map as '23'.



Criteria	Description	Score
[1] Planning permission for development	No	0 1
[2a] Proximity: close to community it serves, i.e. <1.25 miles		0 2
[2b] Local in character and is not an extensive tract of land		0 2
[3] Local significance: beauty		0 2
[4] Local significance: historic significance		0
[5] Local significance: recreational value		0 2
[6] Local significance: tranquillity		0 2
[7] Local significance: richness of wildlife		0 2

[8] Other		0
Combined score		0
Overall rating		

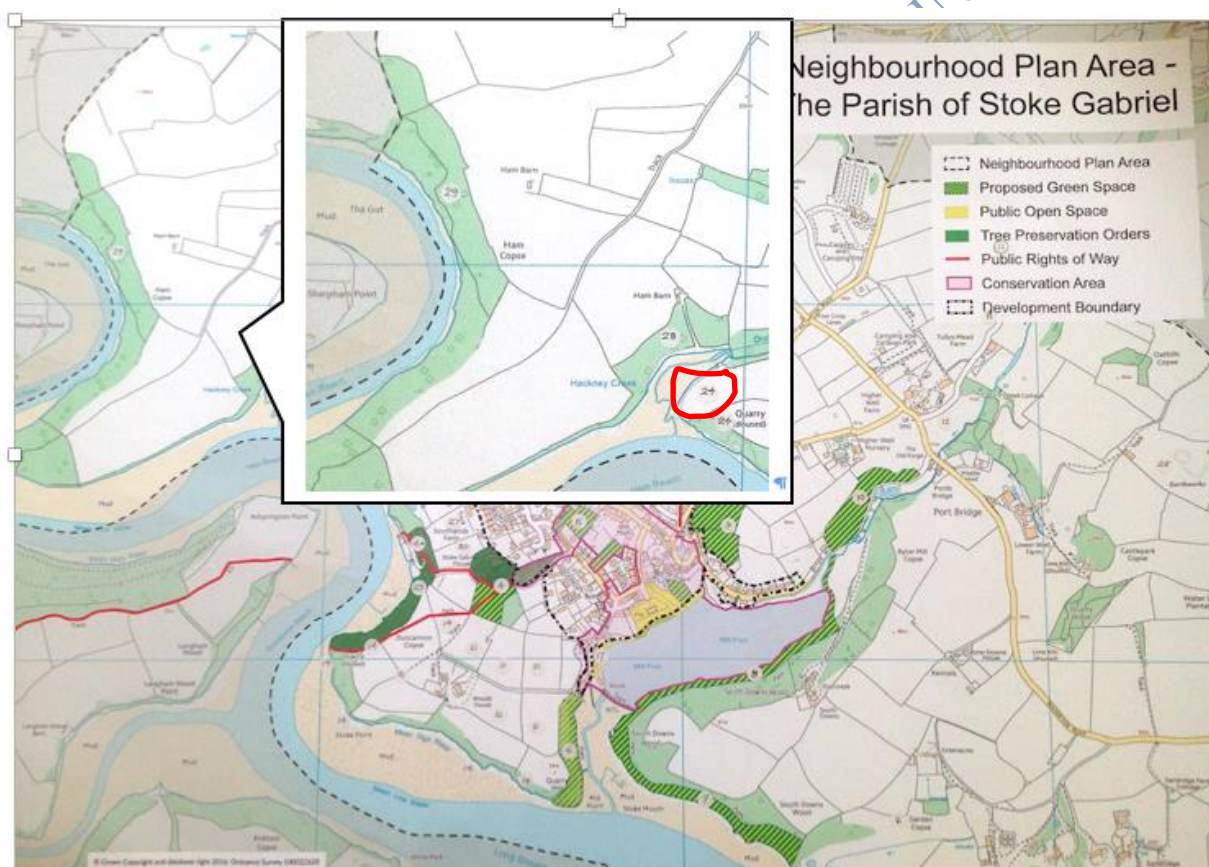
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1.27. Otter Sightings Protection Area Given the restricted access, AONB designation and arbitrary boundary - delete?

Site Number: 24
Name and location:
Grid Reference: 840 576
Description:
Site type:

Illustration 54: Otter Sightings Protection Area.

Illustration 55: Otter Sightings Protection Area on the Parish map as '24'.



Criteria	Description	Score
[1] Planning permission for development	No	0 1
[2a] Proximity: close to community it serves, i.e. <1.25 miles	Access from the River Dart only	0 1
[2b] Local in character and is not an extensive tract of land		0 2
[3] Local significance: beauty		0 2
[4] Local significance: historic significance		0
[5] Local significance: recreational value		0 1
[6] Local significance: tranquillity		0 2

[7] Local significance: richness of wildlife		0 2
[8] Other		0
Combined score		0
Overall rating		

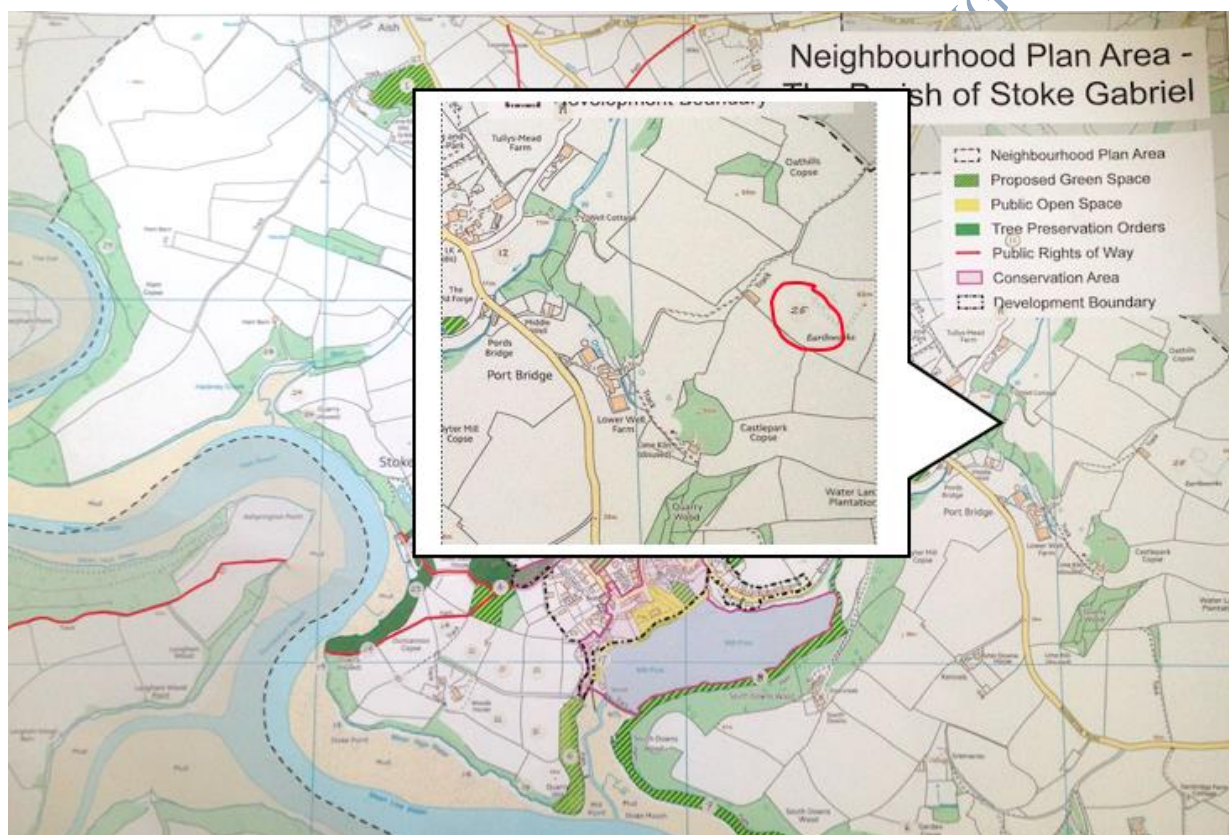
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1.28. Ancient Monument 2000 BC Delete as already adequately protected

Site Number: 25
Name and location:
Grid Reference: 864 574
Description:
Site type:

Illustration 56: Ancient Monument 2000 BC.

Illustration 57: Ancient Monument 2000 BC on the Parish map as '25'.



Criteria	Description	Score
[1] Planning permission for development	No	0
[2a] Proximity: close to community it serves, i.e. <1.25 miles		0
[2b] Local in character and is not an extensive tract of land		0
[3] Local significance: beauty		0
[4] Local significance: historic significance		0
[5] Local significance: recreational value		0
[6] Local significance: tranquillity		0
[7] Local significance: richness of wildlife		0
[8] Other		0

Combined score	0
Overall rating	

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1.29. Rydon Cross

Site Number: 26
Name and location:
Grid Reference: 848 576
Description:
Site type:

Illustration 58: Rydon Cross.

Illustration 59: Rydon Cross on the Parish map as '26'.



Criteria	Description	Score
[1] Planning permission for development	No	0 2
[2a] Proximity: close to community it serves, i.e. <1.25 miles		0 2
[2b] Local in character and is not an extensive tract of land		0 1
[3] Local significance: beauty		0
[4] Local significance: historic significance		0 ?1
[5] Local significance: recreational value		0 1
[6] Local significance: tranquillity		0
[7] Local significance: richness of wildlife		0

[8] Other	Site has long term identification for significant improvement which would increase scores.	0
Combined score		0
Overall rating		

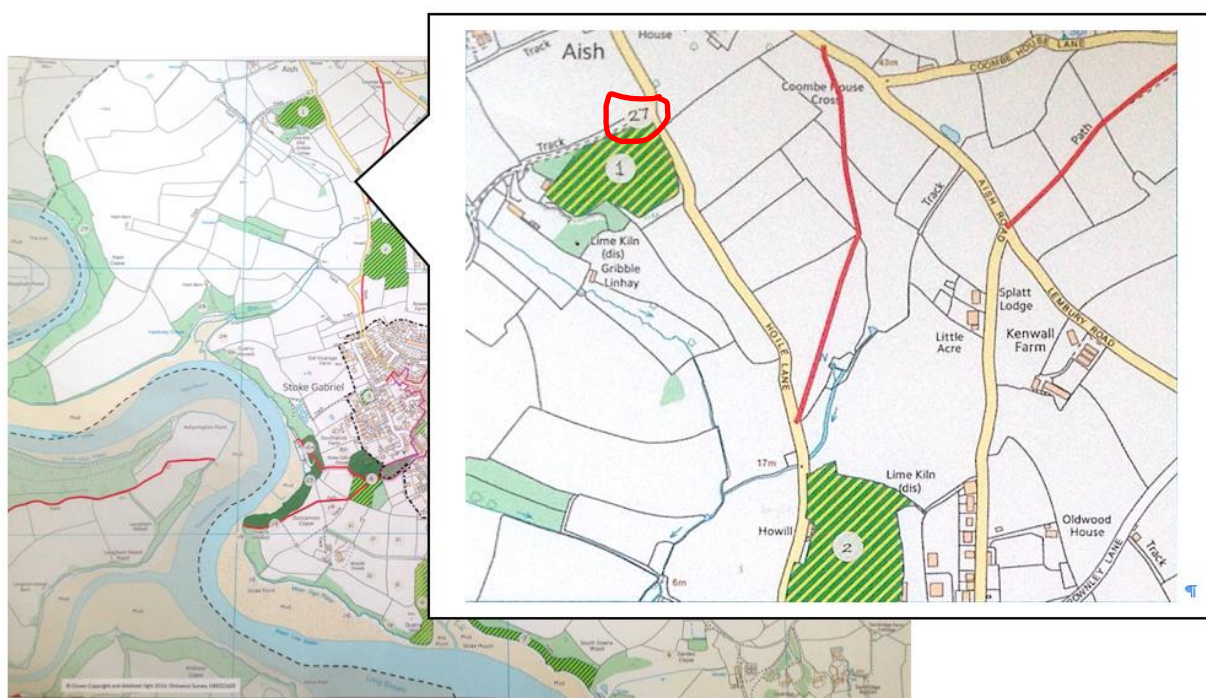
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1.30. Footpaths along Cricket pitches Existing PROW so delete

Site Number: 27
Name and location:
Grid Reference: 841 586
Description:
Site type:

Illustration 60: Footpaths along Cricket pitches.

Illustration 61: Footpaths along Cricket pitches on the Parish map as '27'



Criteria	Description	Score
[1] Planning permission for development	No	0
[2a] Proximity: close to community it serves, i.e. <1.25 miles		0
[2b] Local in character and is not an extensive tract of land		0
[3] Local significance: beauty		0
[4] Local significance: historic significance		0
[5] Local significance: recreational value		0
[6] Local significance: tranquillity		0
[7] Local significance: richness of wildlife		0
[8] Other		0
Combined score		0
Overall rating		

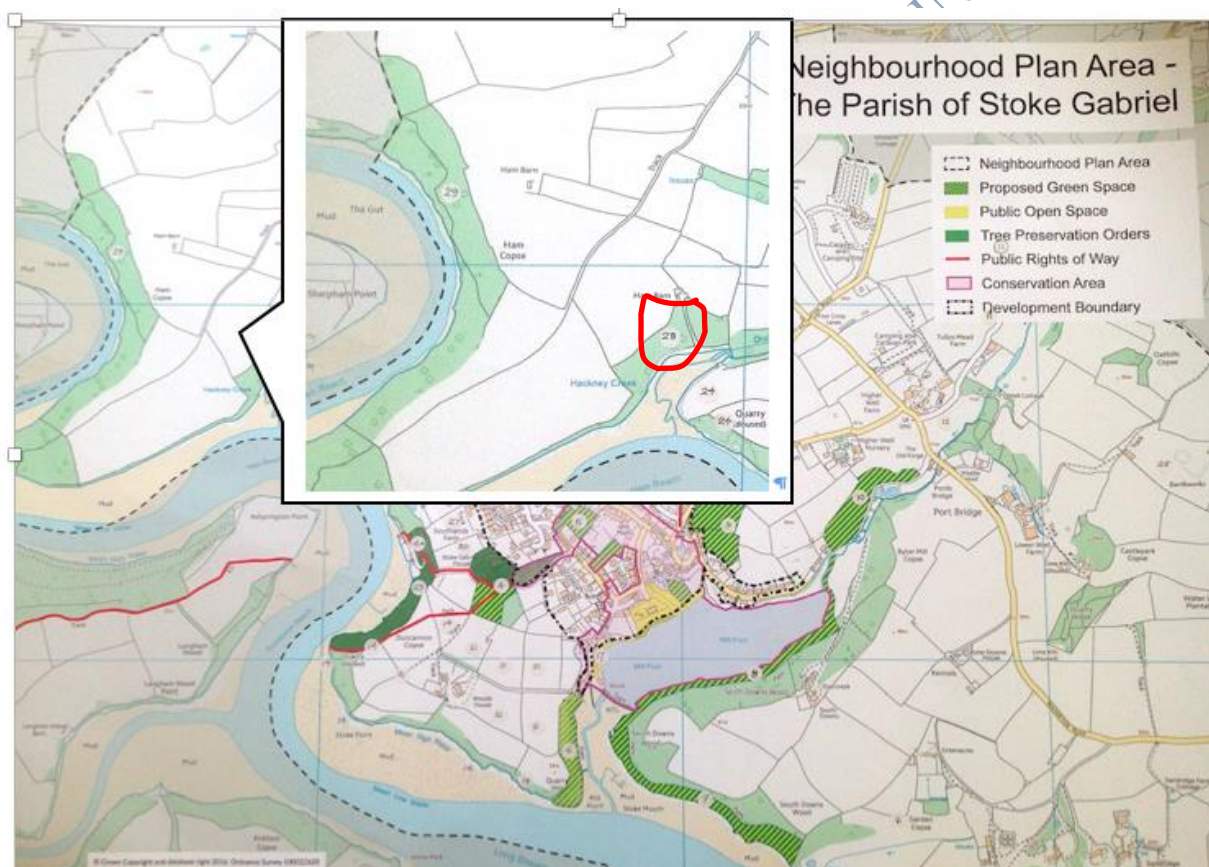
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1.31. Ham Barn & Hackney Creek Need to decide boundary, and may be extensive tract of land & if so, delete

Site Number: 28
Name and location:
Grid Reference: 839 579
Description:
Site type:

Illustration 62: Ham Barn & Hackney Creek.

Illustration 63: Ham Barn & Hackney Creek on the Parish map as '28'



Criteria	Description	Score
[1] Planning permission for development	No	0
[2a] Proximity: close to community it serves, i.e. <1.25 miles		0
[2b] Local in character and is not an extensive tract of land		0
[3] Local significance: beauty		0
[4] Local significance: historic significance		0
[5] Local significance: recreational value		0
[6] Local significance: tranquillity		0

[7] Local significance: richness of wildlife		0
[8] Other		0
Combined score		0
Overall rating		

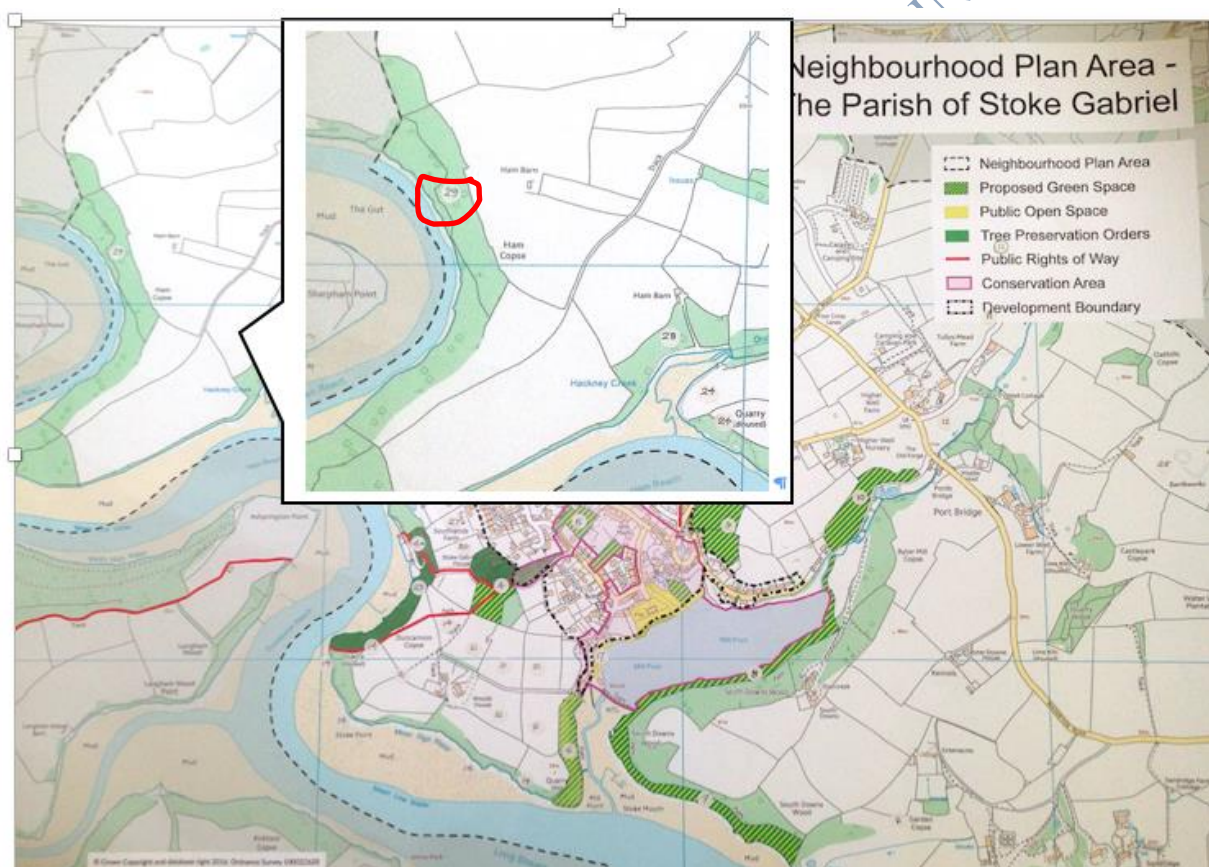
DRAFT DOCUMENT WITH RECOMMENDATIONS BEING UPDATED

1.32. Ham Copse Need to decide boundary, may be extensive tract of land, & if so, delete

Site Number: 29
Name and location:
Grid Reference: 833 584 – 830 576
Description:
Site type:

Illustration 64: Ham Copse.

Illustration 65: Ham Copse on the Parish map as '29'.



Criteria	Description	Score
[1] Planning permission for development	No	0
[2a] Proximity: close to community it serves, i.e. <1.25 miles		0
[2b] Local in character and is not an extensive tract of land		0
[3] Local significance: beauty		0
[4] Local significance: historic significance		0
[5] Local significance: recreational value		0
[6] Local significance: tranquillity		0

[7] Local significance: richness of wildlife		0
[8] Other		0
Combined score		0
Overall rating		

DRAFT DOCUMENT WITH RECOMMENDATIONS BEING UPDATED

1.33. xxx Lomentor Copse

Site Number: Xx
Name and location:
Grid Reference: 8xx 5xx
Description:
Site type:

Illustration 66:.

Illustration 67: on the Parish map as 'xx'.

Criteria	Description	Score
[1] Planning permission for development	No	0 1
[2a] Proximity: close to community it serves, i.e. <1.25 miles		0 2
[2b] Local in character and is not an extensive tract of land		0 2
[3] Local significance: beauty	Prominent local landmark	0 2
[4] Local significance: historic significance		0
[5] Local significance: recreational value		0
[6] Local significance: tranquillity		0 2
[7] Local significance: richness of wildlife		0 1
[8] Other	Area of woodland surrounded by pasture. No public access	0
Combined score		0
Overall rating		

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