

A photograph of Stoke Climsland Parish Church, a stone building with a tall, ornate tower featuring three spires. The church is set against a blue sky with wispy clouds. In the foreground, there is a green lawn with several large, weathered gravestones and some small trees and bushes. The church has a grey slate roof and arched windows.

STOKE CLIMSLAND PARISH NEIGHBOURHOOD DEVELOPMENT PLAN

GREEN SPACE ASSESSMENT

REVISED NOVEMBER 2025

1. Introduction. The NPPF 2024 says in para 106 that: *'The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.'*

2. In Para 107 it advises that *'The Local Green Space designation should only be used where the green space is:*

a) in reasonably close proximity to the community it serves;

b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and

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

3. In Para 108 it says that planning policies for managing development within a Local Green Space should be consistent with those for Green Belts.

4. The policy implication of Local Green Space designation is significant and therefore the NPPF sets a high standard of criteria to be met for designation. The selection of the areas should be fully justified, and the boundaries carefully drawn.

5. What is reasonable proximity and how big can a Local Green Space be ? NPPF Para 107 leaves room for interpretation as to what 'reasonably close proximity', 'local in character' and 'not an extensive tract of land' may mean. National Planning Policy Guidance says that *'There are no hard and fast rules about how big a Local Green Space can be because places are different, and a degree of judgment will inevitably be needed. However, paragraph 100 of the National Planning Policy Framework is clear that Local Green Space designation should only be used where the green area concerned is not an extensive tract of land. Consequently, blanket designation of open countryside adjacent to settlements will not be appropriate. In particular, designation should not be proposed as a 'back door' way to try to achieve what would amount to a new area of Green Belt by another name.'*

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

7. In an attempt to arrive at a meaningful definition we can make reference to Natural England's Accessible Natural Greenspace Standards (ANGSt)¹ to help to judge what the size and distance from the local community an area of land may be to qualify as a Local Green Space.

¹ Accessible Natural Greenspace Standard (Natural England 2010) ANGSt recommends that everyone, wherever they live, should have an accessible natural greenspace:
Stoke Climsland Neighbourhood Development Plan

This says that everyone, wherever they live, should have an accessible natural greenspace of at least 2 hectares in size, no more than 300 metres (5 minutes walk) from home and at least one accessible 20 hectare site within two kilometres of home. On basis of all this guidance, the approach taken in this assessment is that Local Green Spaces should normally not be greater than about 2ha in area, and within 2km of a settlement, the only exceptions being where there is a strong justification in terms of landscape character and historic environment, which makes the site particularly attractive to local people.

8. Is the list of special and significant characteristics that may justify designation as a Local Green Space exclusive? NPPF Para 107 lists local significance as being beauty, historic significance, recreational value (including as a playing field), and tranquillity or richness of wildlife, but the use of the phrase 'for example' makes it clear that this is not an exclusive list, and that there may be other local reasons why a site has significance to a local community. National Planning policy Guidance says *'Whether to designate land is a matter for local discretion. For example, green areas could include land where sports pavilions, boating lakes or structures such as war memorials are located, allotments, or urban spaces that provide a tranquil oasis'*.

9. The assessment of whether a proposed site is demonstrably special to the local community for the five criteria set out above is challenging because terms such as 'beauty' are largely subjective. This assessment has considered each of these five terms using the key considerations and prompts as set out below:

SOME USEFUL DEFINITIONS	
Principal Considerations	
Beauty	Beauty is clearly a very subjective concept but we have used the normal meaning of the word i.e. a combination of qualities, such as shape, colour, or form, that pleases the aesthetic senses, especially the visual attractiveness and aesthetic value of the site, and its contribution to the streetscape, landscape, character or setting of a settlement. To qualify, the site should contribute significantly to local character, for example by defining a sense of place, or by helping to define the physical form of a settlement.
Historic significance	Consideration is given to how the proposed LGS holds particular local significance with regard to the history of the community or settlement e.g. historic village events, historic buildings, structure or landscape features present on site with a particular connection to the local community. This could be because it contributes to the setting of a heritage asset or some other locally valued landmark. It might be because the site holds cultural associations which are of particular significance to the local community.

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- of at least 2 hectares (5 acres) in size, no more than 300 metres (325 yards) (5 minutes walk) from home;
 - at least one accessible 20 hectare (50 acres) site within two kilometres (1.25 miles) of home;
 - one accessible 100 hectare (250 acres) site within five kilometres (3 miles) of home; and
 - one accessible 500 hectare (1240 acres) site within ten kilometres (6.25 miles) of home; plus
 - a minimum of one hectare (2.5 acres) of statutory Local Nature Reserves per thousand population.

Recreational value	Sites would need to hold local significance for recreation and be important to the community for a particular recreation activity or range of activities. These could be formal or informal activities. This could take into account observations from site visits of how the site is used for recreation e.g. playing sport, informal recreation, children's play etc. Also consider social cohesion value from opportunities to meet others.
Tranquillity	Tranquillity is considered to be a state of calm, quietude and is associated with a feeling of peace; a state of mind that promotes mental wellbeing. It is a perceptual quality of the landscape, and is influenced by things that people can both see and hear around them. Positive tranquillity factors include seeing a natural landscape, natural looking woodland, rivers and open vistas, and hearing natural sounds such as birdsong, an absence of human activity, or even silence. In order to qualify, the site would need to be viewed by local people as important for the tranquillity it provided, offering a place for reflection and peaceful enjoyment.
Wildlife	Consideration should be given to how the proposed LGS holds particular local significance. A site would need to be locally significant for wildlife in a way that could be demonstrated. It might, for example, home to species or habitats of principal importance, veteran trees, or locally characteristic plants and animals, or be important for its contribution to the wider green infrastructure network. Where the site is already protected by a designation (e.g. SSSI), consideration should be given as to whether any additional benefit would result from designation as Local Green Space.
Other considerations	
Public access	Although not a requirement for LGS designation, public access can be a key factor as to why the site may be considered demonstrably special, for example with regard to its recreational value.
Settlement character	Sites might be special and locally significant for reasons other than those identified above. For example, a site might make a particular contribution to defining the individual character of a settlement, or it might be an asset of community value.

10. Must a potential Local Green Space be accessible? Neither of the NPPF paragraphs require or infer that a local green site should be publicly accessible. National Planning policy Guidance says that *'...land could be considered for designation even if there is no public access (eg green areas which are valued because of their wildlife, historic significance and/or beauty). **Designation does not in itself confer any rights of public access over what exists at present.** Any additional access would be a matter for separate negotiation with land owners, whose legal rights must be respected'*.

11. Must a potential Local Green Space be in public ownership? Neither of the NPPF paragraphs refer to the nature of ownership of the site. National Planning Policy Guidance says that *A Local Green Space does not need to be in public ownership..... However, ... the qualifying body (in the case of neighbourhood plan making) should contact landowners at an early stage about proposals to designate any part of their land as Local Green Space. Landowners will have opportunities to make representations in respect of proposals in a draft plan'*.

12. It seems reasonable, therefore, to take the view that the fact that a green space is not publicly accessible and is in private ownership does not preclude it from being identified as a Local Green Space to be protected if it is demonstrably special to a local community and holds a particular local significance.

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

14. How does Local Green Space designation relate to development? National Planning Policy Guidance says that *'Designating any Local Green Space will need to be consistent with local planning for sustainable development in the area. In particular, plans must identify sufficient land in suitable locations to meet identified development needs and the Local Green Space designation should not be used in a way that undermines this aim of plan making'*. In other words, the designation cannot be used to pre-emptively to prevent planning applications which are demonstrably addressing an identified need.

15. What if land is already protected by designations such as National Park, Area of Outstanding Natural Beauty, Site of Special Scientific Interest, Scheduled Monument or conservation area? National Planning Policy Guidance says that *'Different types of designations are intended to achieve different purposes. If land is already protected by designation, then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space'*.

16. This also calls for a subjective judgment. It is considered that the following protections are considered to be sufficient and therefore not in need of further LGS designation (unless they protected only a small proportion of the site or if site-specific circumstances justify an exception) because they are normally specifically targeted and apply a clear protection for the special characteristics to which they are related:

- Common Land;
- Village/Town Greens;
- Ancient Woodland;
- Local Nature Reserves;
- Sites of Special Scientific Interest (SSSI);
- National Trust, Woodland Trust, and Forestry Commission owned sites;
- Designated heritage assets ie Grade I & II Listed Buildings, Registered Historic Parks and Gardens; Scheduled Monuments;

17. However it is considered that Conservation Area, National Landscape [AONB] and AGLV designation is not sufficient to rule out LGS designation as they are generally applied, targeted on broad landscape issues, and open to considerable interpretation in application.

18. What if land has planning permission for development? National Planning Policy Guidance says that *'Local Green Space designation will rarely be appropriate where the land has planning permission for development. Exceptions could be where the development would be compatible with the reasons for designation or where planning permission is no longer capable of being implemented.'*

19. What policy should be applied to Local Green Spaces? Para 108 of the NPPF says that *'Policies for managing development within a Local Green Space should be consistent with those for Green Belts.'* National Planning Policy Guidance adds that *'Designating a green area as Local Green Space would give it protection consistent with that in respect of Green Belt, but otherwise there are no new restrictions or obligations on landowners.'*

20. The NPPF approach to Green Belts is explicit: Para 153 says, *'Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances'*. It goes on to say, *'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.'*

21. The effect is that the construction of new buildings in Local Green Spaces should be viewed as being inappropriate, the exceptions are:

- buildings for agriculture and forestry;
- the provision of appropriate facilities for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve openness and do not conflict with the purposes of including land as a Local Green Space;
- the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings),

22. Some other forms of development which preserve the openness and do not conflict with the purposes of a Local Green Space may be appropriate, such as mineral extraction, transport infrastructure, and development brought forward under a community right to build order.

23. Para 155 lists various forms of infrastructure development considered appropriate in Green Belts, and Para 156 says that elements of many renewable energy projects will comprise inappropriate development. In such cases, developers will need to demonstrate very special circumstances if projects are to proceed. Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources.'

24. The NDP Policy proposed to be applied to Local Green Spaces says that *'Development on these designated locations will not be supported except in very special circumstances.'* **Note that this extends beyond the impact of proposals within LGS sites, but also the impact of proposals nearby which may impact on them.**

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

26. Site Selection. To begin candidate sites were suggested by the NDP Steering Group, referring to community engagement returns and local knowledge. The sites identified were:

- 1) *Kit Hill Country Park*
- 2) *Greenscombe Woods Nature Reserve*
- 3) *Luckett Mine (covered by CIC)*
- 4) *Luckett Car park*
- 5) *Luckett Allotments*
- 6) *Luckett Cricket Club*
- 7) *Sheba Woods*
- 8) *Excelsior Woods*
- 9) *Holmbush Woods*
- 10) *Lower Downgate Playing Field & Play Space*
- 11) *Verges alongside hill into Stoke Village*
- 12) *Village Green*
- 13) *Rowden Field*
- 14) *Venterdon Allotments*
- 15) *Venterdon duck pond*
- 16) *Venterdon Notice Board Patch*
- 17) *Downhouse graveyard*

- 18) *Luckett graveyard*
- 19) *Bray Shop graveyard*
- 20) *Stoke Climsland graveyard*
- 21) *Stoke Climsland Playspace, The Village Green*

The following potential sites were identified during additional survey activity:

- 22) *Stoke Climsland War Memorial Setting*
- 23) *Highway verge at Kyle Cober Parc N entrance*
- 24) *Highway verge at Kye Cober Parc S entrance*
- 25) *Land between Kyle Cober Parc and Westcountry Rivers Trust*
- 26) *Land Fronting Owls Barn*
- 27) *Venterdon Roadside*
- 28) *Land surrounding Luckett Car Park*
- 29) *Lower Downgate Bust Shelter Patch*
- 30) *Tree Belt N of Kyle Cober Parc*

Further sites were identified in the 2024 community engagement refresh survey:

- 31) *Cornish hedging.*
- 32) *Any agricultural land.*
- 33) *Small area with bench on the corner between Luck Lane & Luckett Hill between Rose Cottage and Maltzers Cottage*
- 34) *Bench corner SC Sportsfield,*
- 35) *Field with public footpath behind village green - joins Stoke to Venterden*
- 36) *More access to Tamar riverside near Luckett*
- 37) *All existing verges within Bray Shop boundaries.*
- 38) *The vacant field formerly a scrapyard in Bray Shop, which is bounded by Stoke road, Trefunnick Road and the B3287. [Land North of The Old Blacksmiths Bray Shop Callington Cornwall].*
- 39) *The area around Christmas Cottage*

40) Bench corner opposite Rowden Lane South end.

41) Stoke Road / South Coombeshead Lane junction.

27. Initial Sieve. The suggested potential sites were then examined to remove sites that are subject to one or other form of statutory protection or are better classified under an alternative NDP notation or do not meet the criteria for Local Green Space Designation set in the NPPF.

Site	Reason for immediate removal
1. Kit Hill Country Park	As a Country Park and also as Access Land in the CROW Act the site is already well protected.
2. Greenscombe Woods Nature Reserve	This site is part of a larger SSSI and is protected from development under the Wildlife and Countryside Act 1981
3. Lockett Mine (CiC)	More appropriately covered as a key recreational space
4. Lockett Car Park	More appropriately covered as a community asset/facility.
5. Lockett Allotments	More appropriately covered as a key recreational space
6. Lockett Cricket Club	More appropriately covered as a key recreational space
7. Sheba Woods	More appropriately covered as a key recreational space
8. Excelsior Woods	More appropriately covered as a key recreational space
9. Holmbush Woods	More appropriately covered as a key recreational space
10. Lower Downgate Playing Field & Play Space	More appropriately covered as a key recreational space
12. Village Green	More appropriately covered as a key recreational space
14. Venterdon Allotments	More appropriately covered as a key recreational space
21. Stoke Climsland Playspace, The Village Green	More appropriately covered as a key recreational space
31. Cornish hedging.	Too general and would not conform to LGS criteria for designation set in NPPF and NPPG.
32. Any agricultural land.	Too general and would not conform to LGS criteria for designation set in NPPF and NPPG.

<i>35. Field with public footpath behind village green - joins Stoke to Venterden</i>	Comprises a large area in excess of 2ha. More appropriately covered as an Open Area of Local Significance [See Development Boundary Assessment]
<i>36. More access to Tamar riverside near Lockett</i>	Too general and would not conform to LGS criteria for designation set in NPPF and NPPG.
<i>37. All existing verges within Bray Shop boundaries.</i>	Too general and would not conform to LGS criteria for designation set in NPPF and NPPG.
<i>39) The area around Christmas Cottage</i>	Not found
<i>40) Bench corner opposite Rowden Lane South end.</i>	Not found

28. The remainder were examined in more detail, as follows.

Site Reference		Protected Green Space name and address	
11.		Verges alongside hill into Stoke Village	
Owner:		Cornwall Highways and Cadastral Parcels 53951196, 57514994, 15132008,	
Management Status:		Managed highway verge and Lockett Stream E bankside. No explicit public access.	
General description and background:		Narrow strips of land either side of Stoke Road, as it rises up from the Lockett Stream valley bottom. Some areas with mature trees and hedges, otherwise grassed, with extensive daffodil planting. On E side bounded by attractive walls and banks.	
Approximate area:		1.64 ha approx	
Basic Requirements Assessment			
Criteria and reason for protection		Yes/No/Comment	
Is the Green Space within the area of an extant PP within which it could not be accommodated?		No	
Is the Green Space allocated for development in Local Plan or NDP?		No	
Is the Green Space in reasonably close proximity to the community it serves or could serve?		Yes, all vehicular access to the village from the south must pass through the area.	
Is the Green Space demonstrably special and hold a particular local significance for one or more of the following reasons?			
Beauty?	Yes. An essential part of the village character. In the spring they are awash with Daffodils, Primroses and other wildflowers. During the summer the many trees present a leafy tunnel, reducing the scale and announcing the arrival in the heart of the village.		
Historic significance?	Yes. Part of the attractive rural setting for the Conservation area.		
Recreational value (inc as a playing field)?	No		
Tranquility?	No		
Richness of wildlife?	No		
Or any other reason?? (Specify)	No		
Is it an extensive tract of land?	No		





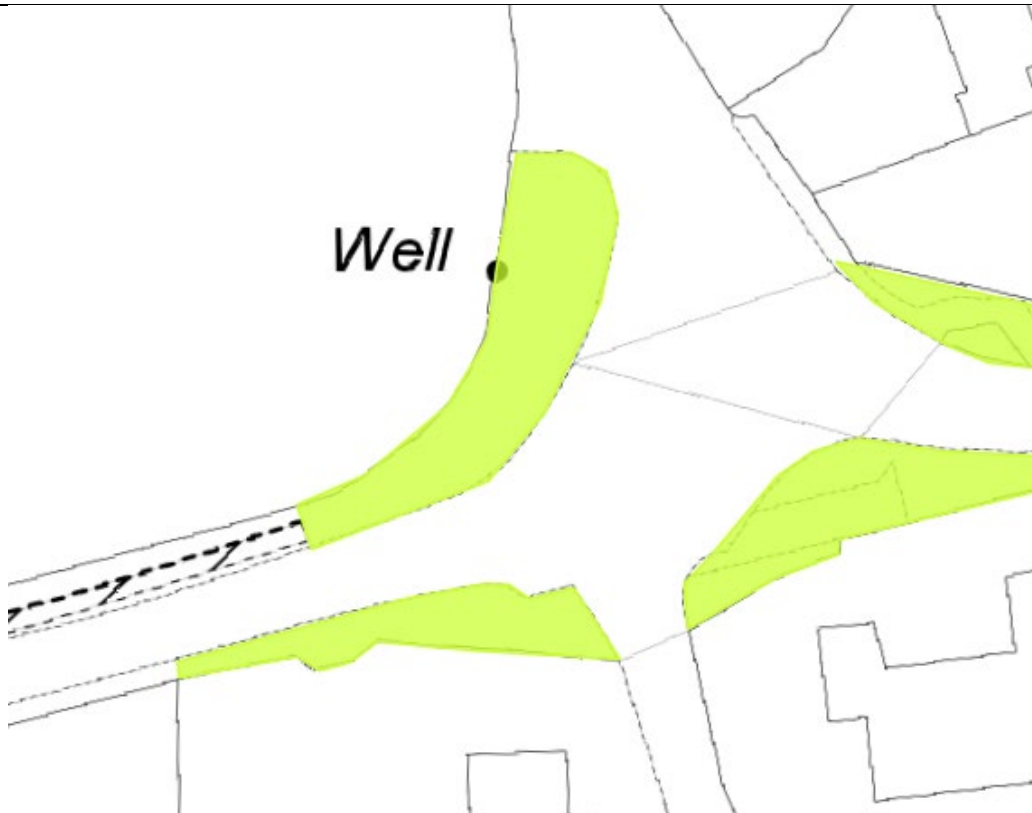
SUMMARY

These strips of land on the main road rising up out of the valley, approaching Stoke Climsland village, are an essential element of the rural character of the settlement and are much loved locally. In the spring they are awash with Daffodils, Primroses and other wildflowers. During the summer the many trees present a leafy tunnel, reducing the scale and announcing the arrival in the heart of the village. Only the north end of the strip is within the Conservation Area and none of the trees are covered by a TPO. The identification of the entire strip would help ensure that any development proposals on the land alongside requiring PP requiring access from the road would need to take into account the trees and appearance of the roadside, and may encourage more sensitive maintenance proposals for the highway verge.

RECOMMENDATION: DESIGNATE AS LOCAL GREEN SPACE

Site Reference	Protected Green Space name and address
13.	Rowden Field
Owner:	Stoke Climsland Parish Council
Management Status:	Managed by the Parish Council. Let for agricultural purposes in the past, is now impractical due to the shape, condition, and size of the field. Public access permitted.
General description and background:	A narrow stretch of rough grazing land.
Approximate area:	1.1 ha
	
Basic Requirements Assessment	
Criteria and reason for protection	Yes/No/Comment
Is the Green Space within the area of an extant PP within which it could not be accommodated?	No
Is the Green Space allocated for development in Local Plan or NDP?	No. Is within AGLV but just on edge of AONB.
Is the Green Space in reasonably close proximity to the community it serves or could serve?	1.7km from center of village by lane and PROW

Is the Green Space demonstrably special and hold a particular local significance for one or more of the following reasons?	
Beauty?	No
Historic significance?	Yes. Accessible via Rowden Lane, an ancient droveway, and in a large area of medieval farmland. Judging by the shape and orientation of the field it is actually the vestigial route of the ancient droveway, which links to an east-west ancient ridgeway road. Related therefore to nearby medieval settlement sites. Cropmarks, bank-outs, ditches and findspots of medieval origin are also located nearby.
Recreational value (inc as a playing field)?	Limited. Accessible via Rowden Lane, which is a bridleway and popular walking route from the village, but has no recreational value as such.
Tranquility?	Yes, a very quiet spot.
Richness of wildlife?	No
Or any other reason?? (Specify)	The site is no longer lettable for agricultural purposes, so the Parish Council is currently looking for options for management. It is subject to terms that users cannot build permanent structures on the land and cannot make financial benefit from it and any changes have to be complementary to the location – suggestions have included beehives, community woodland, conversion to a bridleway to extend Rowden Lane.
Is it an extensive tract of land?	No
	
SUMMARY: A small tranquil area of land for which there is no beneficial use at present, and has no practical recreational value at present. RECOMMENDATION: DO NOT DESIGNATE AS LOCAL GREEN SPACE	

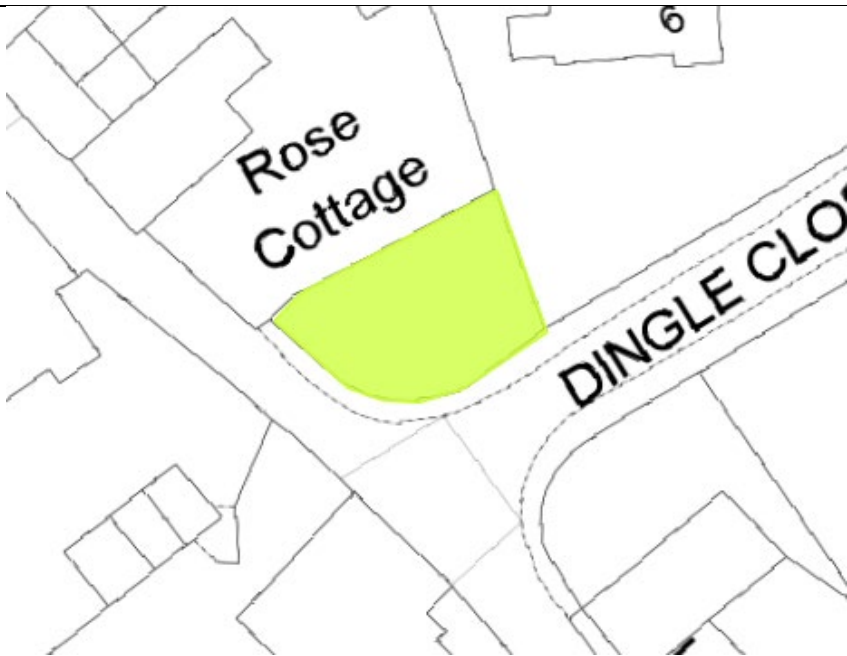
Site Reference	Protected Green Space name and address
15.	<i>Venterdon duck pond</i>
Owner:	Stoke Climsland Parish Council
Management Status:	Well managed.
General description and background:	Small fenced-off roadside pond occupied by local ducks. Water-Well located to rear. No explicit public access.
Approximate area:	175sqM
	
Basic Requirements Assessment	
Criteria and reason for protection	Yes/No/Comment
Is the Green Space within the area of an extant PP within which it could not be accommodated?	No
Is the Green Space allocated for development in LP, DPD or NDP?	No

Is the Green Space in reasonably close proximity to the community it serves or could serve?		Yes, at centre of Venterdon area.
Is the Green Space demonstrably special and hold a particular local significance for one or more of the following reasons?		
Beauty?	Yes, visually very attractive, presents a classic village duck-pond appearance, overlooked by trees, that underscores the village streetscape and contributes to its sense of place.	
Historic significance?	Yes. Venterdon House, located immediately to south east, is early post-medieval and in the immediate area is evidence of a well, a cider mill, and horse engine house. The presence of these features adds to documentary evidence that Venterdon is medieval in origin, dating from 1303, and the place name combines the Cornish 'fenten' meaning 'spring, well' and the English "hill".	
Recreational value (inc as a playing field)?	No.	
Tranquility?	Yes in part. Although next to a road and bus stop, the local scene is very bucolic and has a distinctive calm rural sense of place.	
Richness of wildlife?	No.	
Or any other reason?? (Specify)	No.	
Is it an extensive tract of land?	No.	

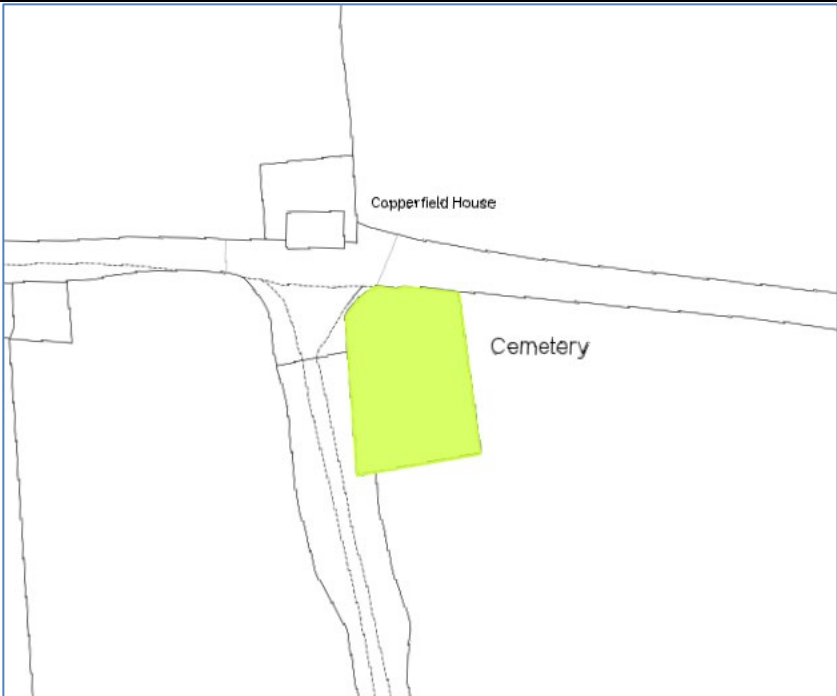


SUMMARY: A visually pleasant location that combines the key elements of green space, trees, pond and ducks adjacent the village bus-stop that add up to a classic rural scene much appreciated locally, and justifiably proposed as a Local Green Space.

RECOMMENDATION: DESIGNATE AS LOCAL GREEN SPACE

Site Reference	Protected Green Space name and address
16	<i>Venterdon Notice Board Patch</i>
Owner:	Parish Council
Management Status:	Well maintained. Public access permitted.
General description and background:	Small patch of green space behind village notice board and post box. Includes a small bench. Enclosed by a low wall.
Approximate area:	143.3 sqM
	
Basic Requirements Assessment	
Criteria and reason for protection	Yes/No/Comment
Is the Green Space within the area of an extant PP within which it could not be accommodated?	No

Is the Green Space allocated for development in LP, DPD or NDP?	No
Is the Green Space in reasonably close proximity to the community it serves or could serve?	Immediately within.
Is the Green Space demonstrably special and hold a particular local significance for one or more of the following reasons?	
Beauty?	Yes, a small green area including a bench from which views to west across the countryside landscape are available.
Historic significance?	No
Recreational value (inc as a playing field)?	Yes, for passive recreation (i.e. resting on bench and enjoying the views, chatting to passers-by etc.
Tranquility?	No
Richness of wildlife?	No
Or any other reason?? (Specify)	No
Is it an extensive tract of land (see note below)?	No
	
SUMMARY a small green area which is part of the quiet setting for the village and of local recreational value to the local community for 'passing the time of day'. RECOMMENDATION: DESIGNATE AS LOCAL GREEN SPACE	

Site Reference	Protected Green Space name and address	
17	Downhouse graveyard	
Owner:	Cadastral parcel 55890778 (registration of mineral rights)	
Management Status:	Maintained. No explicit public access.	
General description and background:	Site of former Methodist Chapel and burial ground. Surrounded by trees and hedgerows and containing several graves.	
Approximate area:	1100 m2	
		
Basic Requirements Assessment		
Criteria and reason for protection		Yes/No/Comment
Is the Green Space within the area of an extant PP within which it could not be accommodated?		No
Is the Green Space allocated for development in LP, DPD or NDP?		No
Is the Green Space in reasonably close proximity to the community it serves or could serve?		2.9Km from centre of Stoke Climsland Village

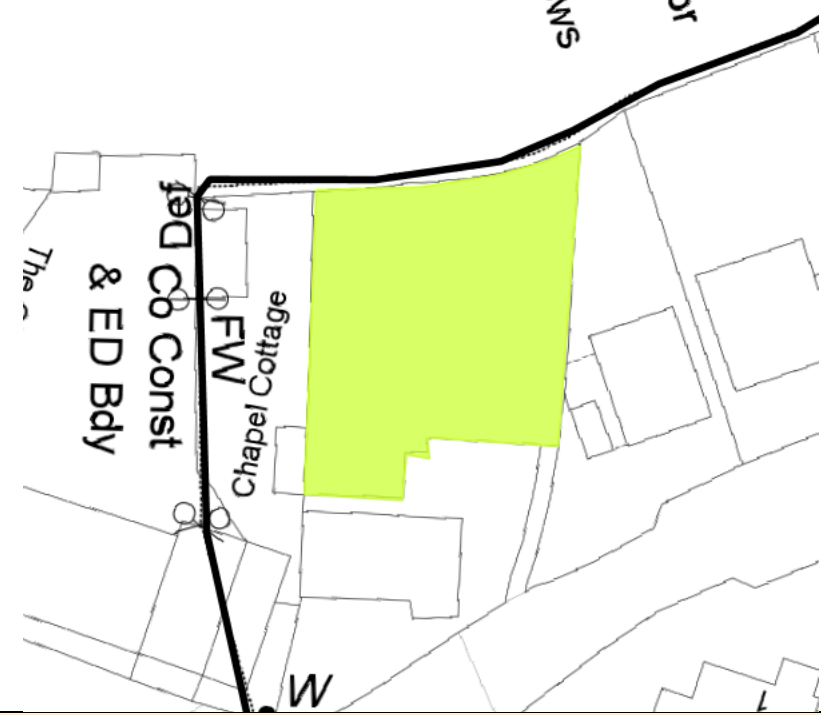
Is the Green Space demonstrably special and hold a particular local significance for one or more of the following reasons?	
Beauty?	Yes as a secluded, quiet natural location.
Historic significance?	Yes. Is site of a post medieval Free United Methodist Chapel recorded on the 2nd Edition OS map c1908, and its burial ground. The house opposite to the north west is a former Sunday School
Recreational value (inc as a playing field)?	Only as a quiet spot in an already quiet area.
Tranquility?	Only as a quiet spot in an already quiet area.
Richness of wildlife?	No
Or any other reason?? (Specify)	No
Is it an extensive tract of land (see note below)?	no
	

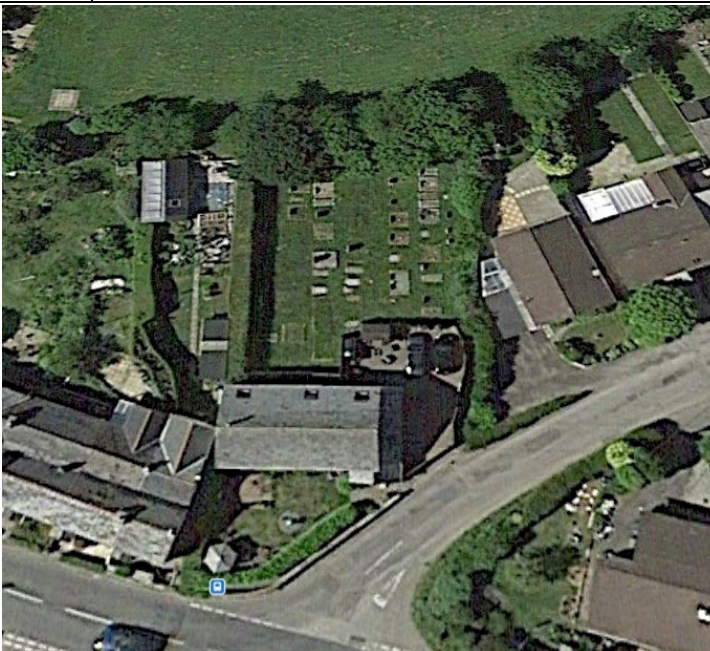
SUMMARY: Historically important site which appears on the Cornwall Historic Environment Record. However, is further than 2km from the main centres of population in the Parish so justification for its inclusion as a Local Green Space is marginal. On a well-used circular walking route but, from observation it is not particularly well used as a stopping place, and it is considered that the historic interest is not sufficient to outweigh the distance from the main population. Furthermore in view of its remote location CLP Policy 7 would apply, severely limiting the likelihood of a development proposal coming forward on the site, and if it did the requirements of that policy and others in the CLP/NDP would ensure that the historic environment interest is maintained. Is also protected from inappropriate development that would harm its green character to some degree by its location within National Landscape [AONB].

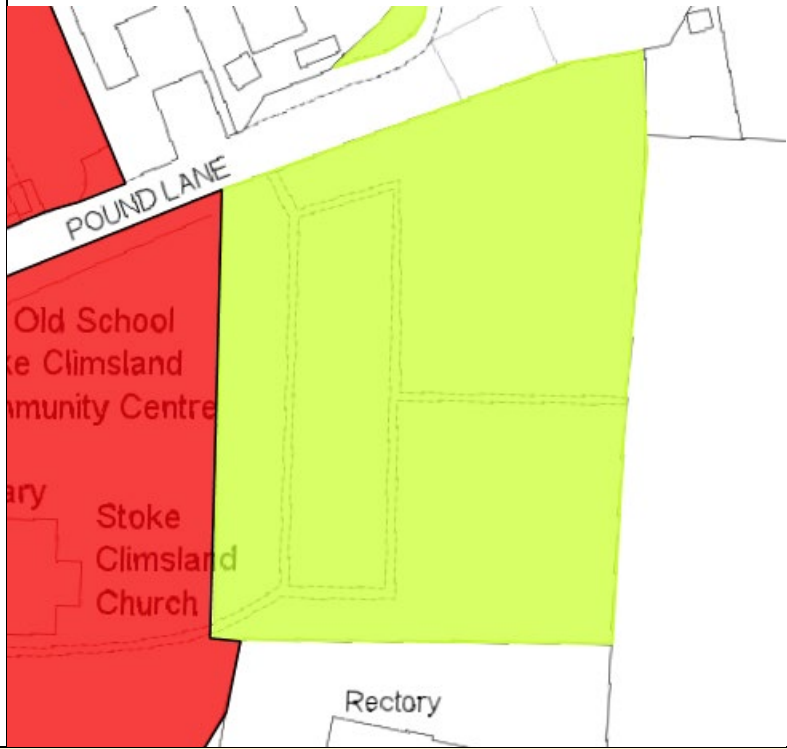
RECOMMENDATION: DO NOT DESIGNATE AS LOCAL GREEN SPACE

Site Reference	Protected Green Space name and address
18	<i>Luckett cemetery</i>
Owner:	Cadastral parcel 4410410 and 55979345
Management Status:	Well maintained cemetery and memorial with public access
General description and background:	Cemetery, surrounded by well managed hedgerows, some boundary trees. Luckett cricket ground lies to the east and north. Central area is a pleasantly landscaped memorial garden.
Approximate area:	1900 m2
	
Basic Requirements Assessment	
Criteria and reason for protection	Yes/No/Comment
Is the Green Space within the area of an extant PP within which it could not be accommodated?	No
Is the Green Space allocated for development in LP, DPD or NDP?	No
Is the Green Space in reasonably close proximity to the community it serves or could serve?	Yes, a short walk from Luckett village.
Is the Green Space demonstrably special and hold a particular local significance for one or more of the following reasons?	

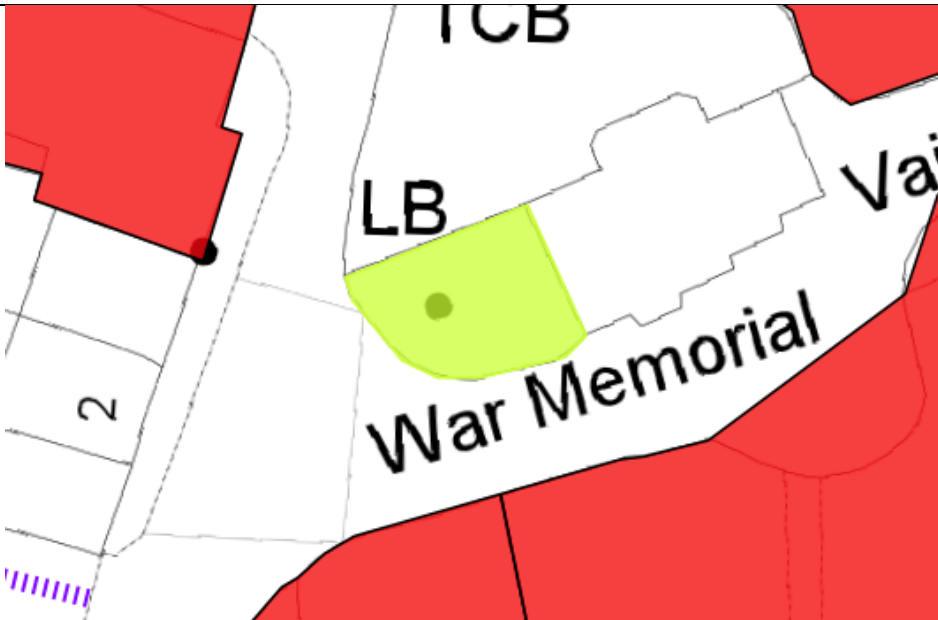
Beauty?	Limited in itself but has views eastwards across the AONB into the Tamar Valley
Historic significance?	Yes, the central area of the cemetery is site of late C19 Gothic style chapel, recorded on the 1 st Edition 1:2500 OS map, was demolished in 1997. This was an important building that significantly enhanced the interest of this interesting rural mining settlement and holds cultural associations with the local community. The associated burial ground and enclosing walls are still extant and the footings of the demolished chapel delineate the area of a 'memorial garden' as shown on the 1999 and 2005 County Aerial Imagery.
Recreational value (inc as a playing field)?	Restful memorial garden provides an opportunity for quiet contemplation.
Tranquility?	Yes, see above.
Richness of wildlife?	No
Or any other reason?? (Specify)	No
Is it an extensive tract of land (see note below)?	No
	
SUMMARY: A visually attractive site with heritage, cultural and recreational values amongst the local community, which is suitable for LGS designation. RECOMMENDATION: DESIGNATE AS LOCAL GREEN SPACE	

Site Reference	Protected Green Space name and address
19	Bray Shop graveyard
Owner:	Cadastral parcel 44149044
Management Status:	Maintained burial ground formerly associated with the adjacent Methodist Chapel, now a residential conversion.
General description and background:	Burial ground with graves and memorials, set behind former chapel, low hedgerows surround. Accessed by a narrow footpath between properties fronting road.
Approximate area:	562.4 sqM
	
Basic Requirements Assessment	
Criteria and reason for protection	Yes/No/Comment
Is the Green Space within the area of an extant PP within which it could not be accommodated?	No
Is the Green Space allocated for development in LP, DPD or NDP?	No
Is the Green Space in reasonably close proximity to the community it serves or could serve?	Yes

Is the Green Space demonstrably special and hold a particular local significance for one or more of the following reasons?	
Beauty?	No
Historic significance?	Yes, burial ground formerly associated with the C19th gothic Bible Christian Methodist Chapel and schoolroom immediately located to the south, now a residential conversion. Graves are of historic significance in terms of relevance to local people.
Recreational value (inc as a playing field)?	Some, but limited by narrow access way and isolation behind properties
Tranquility?	No
Richness of wildlife?	No
Or any other reason?? (Specify)	No
Is it an extensive tract of land (see note below)?	No
	
SUMMARY: Although publicly accessible this site has a difficult access and is isolated behind properties, and is little used. However it has local value in terms of its historic connections. RECOMMENDATION: DESIGNATE AS LOCAL GREEN SPACE	

Site Reference	Protected Green Space name and address
20	<i>Stoke Climsland Church graveyard extension</i>
Owner:	Diocese of Cornwall
Management Status:	Well maintained.
General description and background:	Graveyard extension with footpaths circulating amongst graves and memorial stones. Within the Conservation Area.
Approximate area:	0.41 ha
	
Basic Requirements Assessment	
Criteria and reason for protection	Yes/No/Comment
Is the Green Space within the area of an extant PP within which it could not be accommodated?	No
Is the Green Space allocated for development in LP, DPD or NDP?	No

Is the Green Space in reasonably close proximity to the community it serves or could serve?	Yes
Is the Green Space demonstrably special and hold a particular local significance for one or more of the following reasons?	
Beauty?	No
Historic significance?	As an extension to the Churchyard and resting place of many local people and their relatives, the site has clear cultural importance. There is also documentary evidence that the site was a 'plen an gwari', (meaning "playing place"), an open-air performance area used historically for entertainment and instruction, dating from 1601.
Recreational value (inc as a playing field)?	Yes. Provides opportunities for informal passive recreation.
Tranquility?	Yes, along with the main Churchyard, the site provides a locations for reflection and peaceful enjoyment away from the core of the village.
Richness of wildlife?	No
Or any other reason?? (Specify)	No
Is it an extensive tract of land (see note below)?	No
	
SUMMARY: This site is quiet, attractive and provides for informal recreation, as well as having historic and current cultural importance. It also contributes to the setting of Stoke Climsland Church and the Trehane Monument located very close, both of which are Listed Buildings, and designation as LGS is justified. RECOMMENDATION: DESIGNATE AS LOCAL GREEN SPACE	

Site Reference	Protected Green Space name and address
22	Stoke Climsland War Memorial Setting
Owner:	Parish Council
Management Status:	Well maintained.
General description and background:	Comprises a raised graveled area surrounded by a low granite wall, on which the war Memorial is placed.
Approximate area:	75.8 sqM
	
Basic Requirements Assessment	
Criteria and reason for protection	Yes/No/Comment
Is the Green Space within the area of an extant PP within which it could not be accommodated?	No
Is the Green Space allocated for development in LP, DPD or NDP?	No
Is the Green Space in reasonably close proximity to the community it serves or could serve?	Yes

Is the Green Space demonstrably special and hold a particular local significance for one or more of the following reasons?	
Beauty?	Yes. Visually very attractive component of the granite heart of the village of Stoke Climsland, making significant contribution to the distinctive streetscape and setting.
Historic significance?	Yes the site was formerly the Manorial pound (a structure built to confine stray stock or any animal found grazing on land for which their owner did not have permission. Once confined, a Pinder, usually appointed by the Manor Court, was responsible for the care of the animals until the owner had paid the fine imposed by the court). The Memorial itself is a grade II LB. It commemorates the 37 parishioners from Stoke Climsland Parish who served in the First World War and did not return. Following the Second World War, a dedication was added to commemorate the 10 men who fell in that conflict. The site therefore has strong cultural links to the local community.
Recreational value (inc as a playing field)?	No.
Tranquility?	No.
Richness of wildlife?	No.
Or any other reason?? (Specify)	No.
Is it an extensive tract of land (see note below)?	No.
 	
SUMMARY: A visually very important site at the heart of the village's granite streetscape, with significant historical and cultural connections. Inclusion under the LGS designation is justified. RECOMMENDATION: DESIGNATE AS LOCAL GREEN SPACE	

Site Reference	Protected Green Space name and address
23 & 24	<i>Highway verge at Kyle Cober Parc N entrance. Highway verge and off street car parking area at Kye Cober Parc S entrance</i>
Owner:	Cornwall Council. Cadastral parcels 15133250, 15133190, 53651003, 15133207
Management Status:	Well maintained.
General description and background:	Flat green extended highway verge areas, and some off-street parking, located at the north and south entrances to the recent Kyl Cober estate.
Approximate area:	1011.7 sqM



Basic Requirements Assessment	
Criteria and reason for protection	Yes/No/Comment
Is the Green Space within the area of an extant PP within which it could not be accommodated?	No

Is the Green Space allocated for development in LP, DPD or NDP?	No
Is the Green Space in reasonably close proximity to the community it serves or could serve?	Yes
Is the Green Space demonstrably special and hold a particular local significance for one or more of the following reasons?	
Beauty?	Yes. Although flat and plain, these small areas do contribute to the pleasant streetscape and its sense of built environment quality, whilst providing views out of the estate across the Conservation Area.
Historic significance?	No
Recreational value (inc as a playing field)?	No
Tranquility?	No
Richness of wildlife?	No
Or any other reason?? (Specify)	
Is it an extensive tract of land (see note below)?	
	
SUMMARY: Although not of great significance, these extended verge areas do make a contributiooon to the quality of the local streetscape and are considered worthy of inclusion in the LGS designation. This will not prevent essential highway works, which typically do not require PP, but may help to bring attention to the need to respect the steetscape quality in the area in any works proposed. RECOMMENDATION: DESIGNATE AS LOCAL GREEN SPACE	

Site Reference	Protected Green Space name and address
25	<i>Land between Kyle Cober Parc and Westcountry Rivers Trust</i>
Owner:	Cadastral parcel 53651003
Management Status:	Well maintained.
General description and background:	A small 'wedge' of grassed land between the SW Rivers Trust site and the backs of properties in the Kyl Cober development.
Approximate area:	354 sqM



Basic Requirements Assessment	
Criteria and reason for protection	Yes/No/Comment
Is the Green Space within the area of an extant PP within which it could not be accommodated?	No
Is the Green Space allocated for development in LP, DPD or NDP?	No

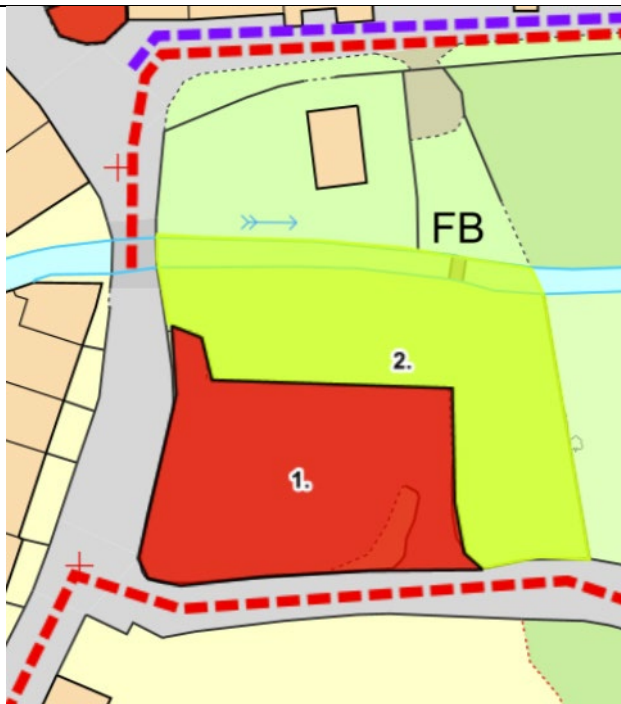
Is the Green Space in reasonably close proximity to the community it serves or could serve?	Yes
Is the Green Space demonstrably special and hold a particular local significance for one or more of the following reasons?	
Beauty?	No
Historic significance?	No
Recreational value (inc as a playing field)?	No
Tranquility?	No
Richness of wildlife?	No
Or any other reason?? (Specify)	This small piece of land provides welcome additional green space in the village and separates the housing development from the commercial development alongside, whilst complementing the green spaces found in the Kyl Cober development.
Is it an extensive tract of land (see note below)?	No
  SUMMARY: This small 'wedge' of land provides green space that separates the housing development from the commercial development alongside, whilst complementing the green spaces found in the Kyl Cober development. RECOMMENDATION: DESIGNATE AS LOCAL GREEN SPACE	

Site Reference	Protected Green Space name and address
26	Land Fronting Owls Barn
Owner:	Cadastral Parcel 15133698
Management Status:	Well maintained
General description and background:	Small patch of grassed land fronting the drive to Owls Barn, enlaced by post and rail fence to rear and side, with a tree and shrubs on boundary.
Approximate area:	97.4 sqM
	
Basic Requirements Assessment	
Criteria and reason for protection	Yes/No/Comment
Is the Green Space within the area of an extant PP within which it could not be accommodated?	No
Is the Green Space allocated for development in LP, DPD or NDP?	No
Is the Green Space in reasonably close proximity to the community it serves or could serve?	No

Is the Green Space demonstrably special and hold a particular local significance for one or more of the following reasons?	
Beauty?	Yes. A small area, but provides an attractive opening out from the narrow lane, with built up frontage leading east from the core of the village.
Historic significance?	No, but is likely to be within the parcel of land associated with the former use of Owls Barn as the village abattoir.
Recreational value (inc as a playing field)?	No
Tranquility?	No
Richness of wildlife?	No
Or any other reason?? (Specify)	No
Is it an extensive tract of land (see note below)?	No
	
SUMMARY: A small section of private land apparently located outside the curtilage of the adjacent dwellings, which makes a contribution to streetscape in this area. RECOMMENDATION: DESIGNATE AS LOCAL GREEN SPACE	

Site Reference	Protected Green Space name and address
27	Venterdon Roadside
Owner:	Cornwall Council, Cadastral Parcel 15131187
Management Status:	Well maintained
General description and background:	Roadside verges around road junction and estate road access points.
Approximate area:	256.1 sqM
	
Basic Requirements Assessment	
Criteria and reason for protection	Yes/No/Comment
Is the Green Space within the area of an extant PP within which it could not be accommodated?	No
Is the Green Space allocated for development in LP, DPD or NDP?	No
Is the Green Space in reasonably close proximity to the community it serves or could serve?	No

Is the Green Space demonstrably special and hold a particular local significance for one or more of the following reasons?	
Beauty?	Yes. When taken together as a group with the Duckpond these small verges produce an aesthetically pleasing appearance that sums up the village character.
Historic significance?	Yes. Venterdon House, located immediately to south east, is early post-medieval and in the immediate area are evidence of a well, a cider mill, and horse engine house. The presence of these features add to documentary evidence that Venterdon is medieval in origin, dating from 1303, and the place name combines the Cornish 'fenten' meaning 'spring, well' and the English "hill".
Recreational value (inc as a playing field)?	No.
Tranquility?	No.
Richness of wildlife?	No.
Or any other reason?? (Specify)	No.
Is it an extensive tract of land (see note below)?	No.
	
SUMMARY: A visually pleasant location that combines the key elements of green space, trees, pond and ducks adjacent the village bus-stop that add up to a classic rural scene much appreciated locally, and justifiably proposed as a Local Green Space. This will not prevent essential highway works, which typically do not require PP, but may help to bring attention to the need to respect the streetscape quality in the area in any works proposed. RECOMMENDATION: DESIGNATE AS LOCAL GREEN SPACE	

Site Reference	Protected Green Space name and address
28	Land surrounding Lockett Car Park
Owner:	Cadastral parcels 15148585, 15148635,15148755,15148855,15149661
Management Status:	In various conditions.
General description and background:	Low area of flood plain within the core of the village, which gives a ‘village green’ like feel. A light tree cover over much of the northern section beyond the Stream which are occupied as residential gardens detached from the properties opposite on the lane. One of these has a large wooden shed located upon it. To the east trees are denser and screen the site off from the water meadows beyond/ Immediately surrounding the car park the area is grassed. In National Landscape [AONB], WHS and Conservation Area
Approximate area:	1651.6 sqM
	
Basic Requirements Assessment	
Criteria and reason for protection	Yes/No/Comment
Is the Green Space within the area of an extant PP within which it could not be accommodated?	No
Is the Green Space allocated for development in LP, DPD or NDP?	No

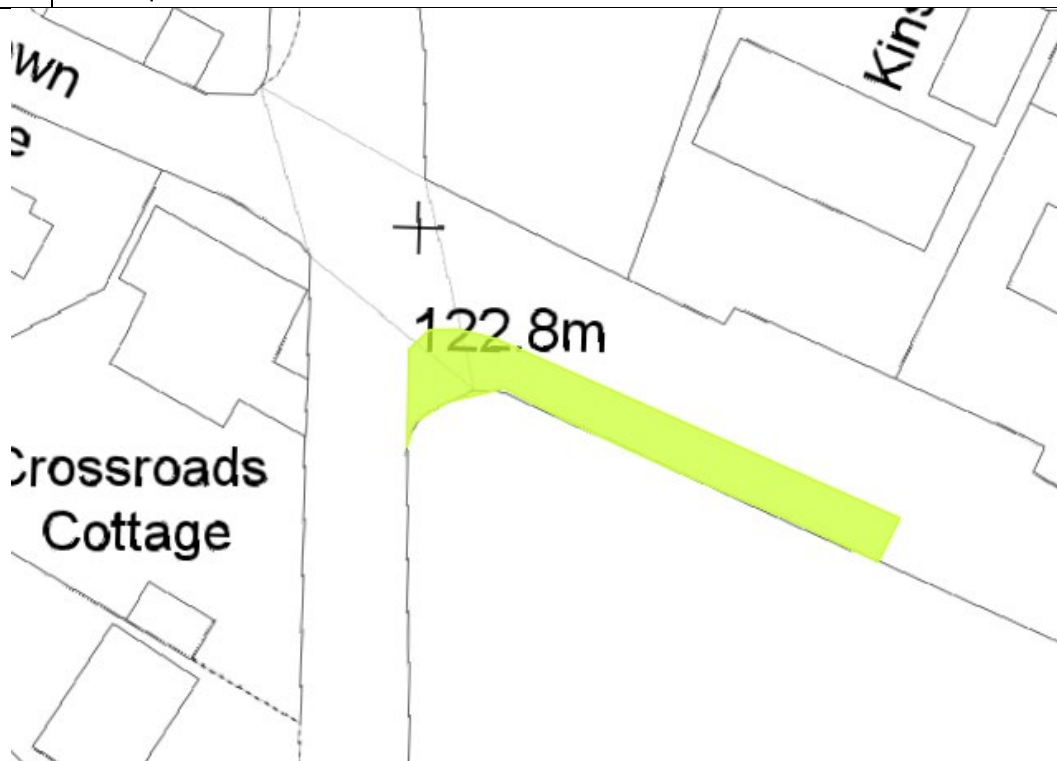
Is the Green Space in reasonably close proximity to the community it serves or could serve?	Yes
Is the Green Space demonstrably special and hold a particular local significance for one or more of the following reasons?	
Beauty?	Yes. The green area presents something of a streamside village green feel, with birdsong and the babbling stream only occasionally disturbed by traffic crossing the village bridge, or cars pulling into the adjacent car park. Opens out the view to the countryside to the east. It defines the sense of place for this particular spot.
Historic significance?	Yes. Within the WHS, and Luckett CA, at the heart of this industrial settlement, crossed by the Luckett Stream, once an important part of the nearby New Consuls Mine, which is a SAM. The Luckett Conservation Area Statement mentions the value of this former meadowland area to the village character.
Recreational value (inc as a playing field)?	Yes. The green area may be used for sitting/picnicking.
Tranquility?	Yes, As noted above, a quiet spot with birdsong and the babbling stream only occasionally disturbed by traffic crossing the village bridge, or cars pulling into the adjacent car park
Richness of wildlife?	No.
Or any other reason?? (Specify)	No.
Is it an extensive tract of land (see note below)?	No





SUMMARY: A quiet green patch low lying meadow land includes a graveled car park and village common area. This creates a sense of focus for the village and is an important local green space therefore which contributes to the visual attractiveness and aesthetic value, the streetscape, landscape, character or setting of the Conservation Area. The land north of the Stream comprises the detached gardens of the adjacent cottages and there is the possibility that garden buildings might be erected which could impact on the special character of this location. However as it is in the flood plain [and National Landscape [AONB], WHS and Conservation Area] so it is highly unlikely to be subject to any significant level of permanent development. Designation of the rest as an LGS would assist the objectives of preserving its special character and its significance and value to the local community.

RECOMMENDATION: DESIGNATE AS LOCAL GREEN SPACE

Site Reference	Protected Green Space name and address
29	Lower Downgate Bus Shelter Patch
Owner:	Cornwall Council
Management Status:	Managed highway verge
General description and background:	Small patch of verge around the community bus shelter.
Approximate area:	115 sqM
	
Basic Requirements Assessment	
Criteria and reason for protection	Yes/No/Comment
Is the Green Space within the area of an extant PP within which it could not be accommodated?	No
Is the Green Space allocated for development in LP, DPD or NDP?	No
Is the Green Space in reasonably close proximity to the community it serves or could serve?	No

Is the Green Space demonstrably special and hold a particular local significance for one or more of the following reasons?	
Beauty?	Yes, contributes to the rural village atmosphere and character of the area.
Historic significance?	Yes. Includes an historic fingerpost.
Recreational value (inc as a playing field)?	No.
Tranquility?	No.
Richness of wildlife?	No.
Or any other reason?? (Specify)	Includes a bust stop and village notice board.
Is it an extensive tract of land (see note below)?	No.



SUMMARY: Well used bust shelter patch, with historic fingerpost, notice board, etc, that contributes to the rural atmoshere.

RECOMMENDATION: DESIGNATE AS LOCAL GREEN SPACE

Site Reference	Protected Green Space name and address	
30	Tree Belt N of Kyle Cober Parc	
Owner:	DUCHY	
Management Status:	??	
General description and background:	Belt of trees along the northern boundary of Kyle Cober Parc.	
Approximate area:	1,968 sqM	
		
Basic Requirements Assessment		
Criteria and reason for protection		Yes/No/Comment
Is the Green Space within the area of an extant PP within which it could not be accommodated?		No.
Is the Green Space allocated for development in LP, DPD or NDP?		No.
Is the Green Space in reasonably close proximity to the community it serves or could serve?		Yes.
Is the Green Space demonstrably special and hold a particular local significance for one or more of the following reasons?		
Beauty?		Yes. Forms an attractive tree belt that helps to define the

	physical form of the settlement.
Historic significance?	No.
Recreational value (inc as a playing field)?	No.
Tranquility?	No.
Richness of wildlife?	No.
Or any other reason?? (Specify)	No.
Is it an extensive tract of land (see note below)?	No



SUMMARY: Forms an attractive tree belt that helps to define the physical form of a settlement. Therefore valued by the community as having amenity value.

RECOMMENDATION: DESIGNATE AS LOCAL GREEN SPACE

Site Reference	Protected Green Space name and address
33	<i>Small area with bench on the corner between Luck Lane & Lockett Hill between Rose Cottage and Maltzers Cottage</i>
Owner:	??
Management Status:	Kept neat and tidy.
General description and background:	Small landscaped area with bench at apex of road and lane junction, between rows of terraced houses.
Approximate area:	43 sqM



Basic Requirements Assessment	
Criteria and reason for protection	Yes/No/Comment
Is the Green Space within the area of an extant PP within which it could not be accommodated?	No.

Is the Green Space allocated for development in LP, DPD or NDP?		No.
Is the Green Space in reasonably close proximity to the community it serves or could serve?		Yes.
Is the Green Space demonstrably special and hold a particular local significance for one or more of the following reasons?		
Beauty?	Yes. A very small green area including a bench from which views to the south of Lockett Bridge over the Stream and the village are possible.	
Historic significance?	Limited, but is part of the post-medieval malt house alongside to the east, and contributes to the distinctly Cornish character of this Conservation Area.	
Recreational value (inc as a playing field)?	Yes, for passive recreation (i.e. resting on bench and enjoying the views, chatting to passers-by etc.	
Tranquility?	No.	
Richness of wildlife?	No.	
Or any other reason?? (Specify)	No.	
Is it an extensive tract of land (see note below)?	No	
		
SUMMARY a small green area which is part of the quiet and historic setting for the village and of local recreational value to the local community for 'passing the time of day'. RECOMMENDATION: DESIGNATE AS LOCAL GREEN SPACE		

Site Reference	Protected Green Space name and address
34)	<i>Bench corner SC Sportsfield.</i>
Owner:	Cornwall Council Highways or SC Sports Club
Management Status:	Grass regularly cut.
General description and background:	Bench and small grass verge area at entrance to the SC Sports Club premises, opposite local junior school.
Approximate area:	40 sqM



Basic Requirements Assessment	
Criteria and reason for protection	Yes/No/Comment
Is the Green Space within the area of an extant PP within which it could not be accommodated?	No
Is the Green Space allocated for development in LP, DPD or NDP?	No
Is the Green Space in reasonably close proximity to the community it serves or could serve?	Yes

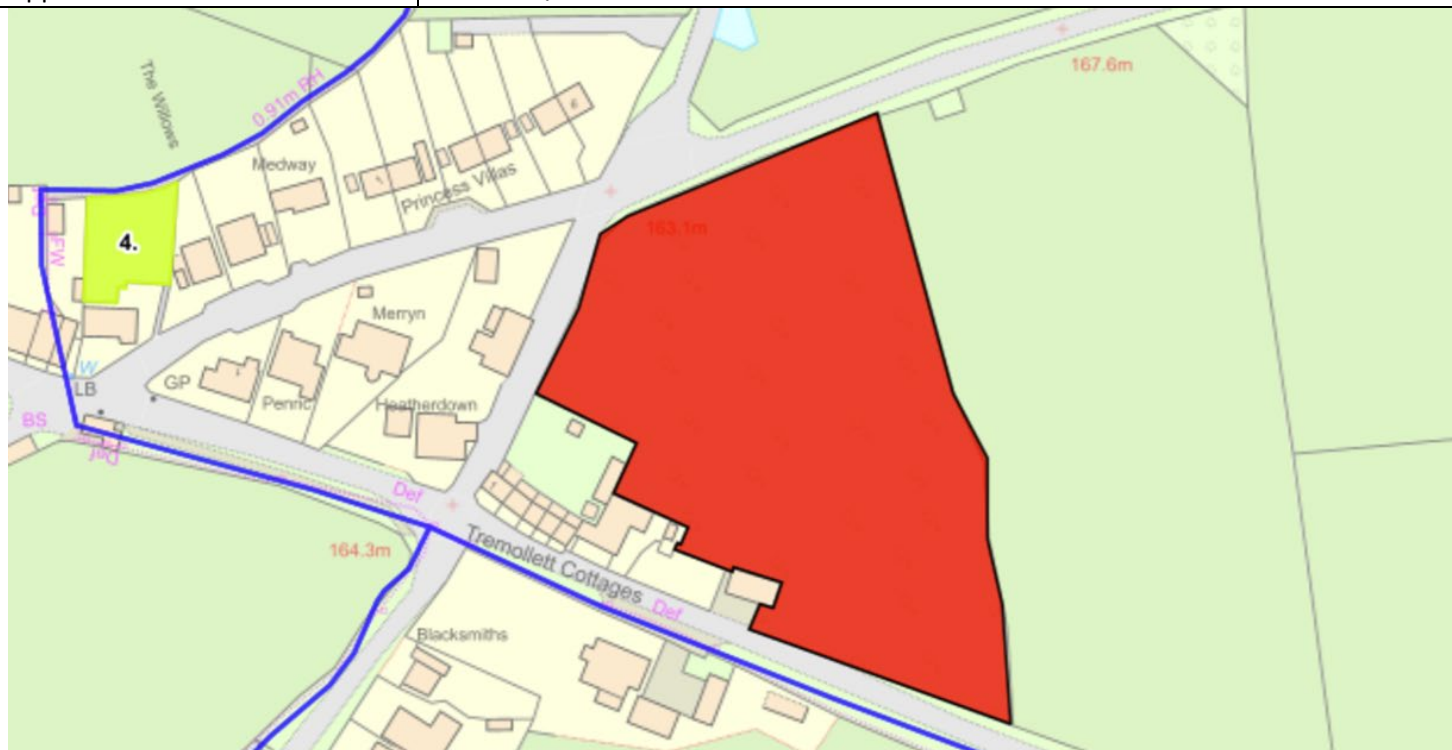
Is the Green Space demonstrably special and hold a particular local significance for one or more of the following reasons?	
Beauty?	No
Historic significance?	No
Recreational value (inc as a playing field)?	Yes, on main entrance to the SC Sports Club playing fields. Being opposite school is used by parents awaiting pick up of children from the school.
Tranquility?	No
Richness of wildlife?	No
Or any other reason?? (Specify)	No
Is it an extensive tract of land (see note below)?	No



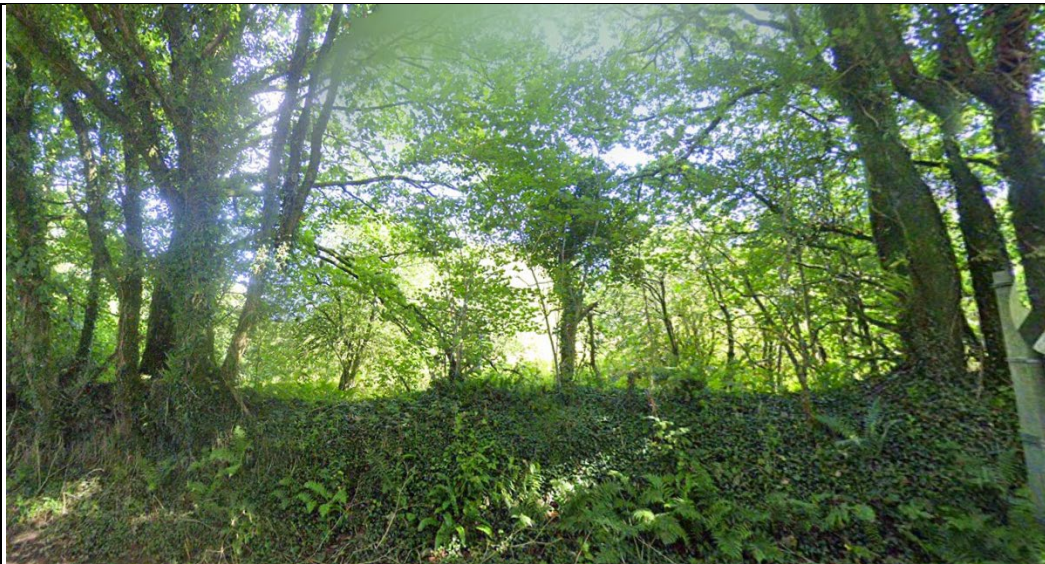
SUMMARY: A very small highway verge area with a well used bench, sitting alongside the main entrance to the Sports Club playing field. Given its small size and location alongside the sports field, this site is best not identified as LGS but instead included in the protective R&OS policy area immediately alongside.

RECOMMENDATION: DO NOT DESIGNATE AS LOCAL GREEN SPACE

Site Reference	Protected Green Space name and address
38)	Land North of The Old Blacksmiths Bray Shop Callington Cornwall
Owner:	??
Management Status:	Not managed, reverting to woodland.
General description and background:	The vacant field was formerly a scrapyard in Bray Shop, which is bounded by Stoke road, Trefunnick Road and the B3287. Appears unmanaged, surrounded by hedges up to 6m in height.
Approximate area:	10795 sqM



Basic Requirements Assessment	
Criteria and reason for protection	Yes/No/Comment
Is the Green Space within the area of an extant PP within which it could not be accommodated?	No. No records exist on the CC online planning register, but was the site of a scrapyard which appears to have been abandoned.
Is the Green Space allocated for development in LP, DPD or NDP?	No
Is the Green Space in reasonably close proximity to the community it serves or could serve?	Yes

Is the Green Space demonstrably special and hold a particular local significance for one or more of the following reasons?	
Beauty?	Yes, an attractive area of woodland and scrub immediately adjoining the village that forms a strong boundary to the village and provides a green background that contributes to the visual attractiveness of the settlement. Is also the only woodland/scrub area in a local landscape otherwise lacking in such features.
Historic significance?	No
Recreational value (inc as a playing field)?	No
Tranquility?	Yes
Richness of wildlife?	No record of species or habit, but as regenerated scrub and woodland has potentially good biodiversity.
Or any other reason?? (Specify)	No
Is it an extensive tract of land	No
	
SUMMARY: This site has had a previous business use, evidently long abandoned, and the site is reverting to a natural state. It provides a strong green presence on the edge of the settlement, defining its boundary and contributing to its character, in an otherwise open landscape. RECOMMENDATION: DESIGNATE AS LOCAL GREEN SPACE	

Site Reference	Protected Green Space name and address
41	Stoke Road / South Coombeshead Lane / road from Stoke Road to Higher South Coombe junction.
Owner:	Cornwall Council
Management Status:	Managed highway verge. No explicit public access.
General description and background:	Narrow strips of land either side of Stoke Road, and Lanes on 4 way junction that forms a triangle enclosed by lanes. Triangle occupied by mature trees and scrub hedges, otherwise grassed. Part of very rural approach to the village, some 140 metres south of candidate LGS 11.
Approximate area:	0.41ha



Basic Requirements Assessment	
Criteria and reason for protection	Yes/No/Comment
Is the Green Space within the area of an extant PP within which it could not be accommodated?	No
Is the Green Space allocated for development in LP, DPD or NDP?	No

Is the Green Space in reasonably close proximity to the community it serves or could serve?	Yes, all vehicular access to the village from the south must pass through the area.
Is the Green Space demonstrably special and hold a particular local significance for one or more of the following reasons?	
Beauty?	Yes. Contributes to the village character. In the spring verges are swathed by wildflowers. During the summer the many trees present a leafy tunnel.
Historic significance?	No
Recreational value (inc as a playing field)?	No
Tranquility?	No
Richness of wildlife?	No
Or any other reason?? (Specify)	No
Is it an extensive tract of land (see note below)?	No



SUMMARY:

These strips of highway verge and triangle on the main road as they drop down into the Luckett Stream valley, approaching Stoke Climsland village, are a pleasant element of the rural character of the settlement and are part of the 'ordinary' landscape that makes an essential contribution to local peoples lives. In the spring they abound with wildflowers. The identification of the area may encourage more sensitive maintenance proposals for the highway verge.

RECOMMENDATION: DESIGNATE AS LOCAL GREEN SPACE

28. RECOMMENDED LOCAL GREEN SPACES

LOCATION	LOCATION	AREA (ha)	REF ON LGS REPORT
Cemetery	Bray Shop	562.4 sqM	19
Land North of The Old Blacksmiths	Bray Shop	1.1 ha approx.	38
Cemetery	Luckett	1,900 m2	18
Car Park Setting	Luckett	1,651.6 sqM	28
Small area with bench on the corner between Luck Lane & Luckett Hill	Luckett	43 sqM	33
Cemetery	Stoke Climsland	0.41 ha	20
Verges alongside hill into Stoke Village	Stoke Climsland	1.64 ha approx	11
Stoke Road / South Coombeshead Lane / road from Stoke Road to Higher South Coombe junction.	Stoke Climsland	0.41ha	41
Stoke Climsland War Memorial Setting	Stoke Climsland	75.8 sqM	22
N & S Entrance of Kyl Cober Parc	Stoke Climsland	1,011.7 sqM	23 & 24
Tree belt N of Kyl Cober Parc	Stoke Climsland	1,968 sqM	30

Land between Kyle Cober Parc & Westcountry Rivers Trust	Stoke Climsland	354 sqM	25
Land fronting Owls Barn	Stoke Climsland	97.4 sqM	26
Duck pond	Venterdon	175 sqM	15
Roadside	Venterdon	256.1 sqM	27
Notice Board Patch	Venterdon	143.3 sqM	16
Bus Shelter Patch	Lower Downgate	115 sqM	29