

Colyton Neighbourhood Plan - Local Green Space

Purpose of Report

1. This report assesses the merit of various sites nominated for inclusion in the Neighbourhood Plan as local green space, to be subject to Policy Coly5 in the Plan.

Legislation

2. The NPPF gives parish councils the right to designate small local recreation and amenity areas that are of “*particular importance to the community*” as ‘local green spaces’ and give them protection in the Neighbourhood Plan. The NPPF states that the green space should be:
 - *in reasonably close proximity to the community it serves;*
 - *is 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*
 - *is local in character and is not an extensive tract of land.*
3. In addition to these criteria, National Planning Practice Guidance states: “*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*”.
4. Other designations of land, such as green belt or conservation area status, do not necessarily preclude or support designation as local green space. But it is necessary to consider whether the additional designation is necessary and would serve a useful purpose.

Candidate Sites

5. The list of candidates for assessment as local green space was arrived at by a task group appointed by the Colyton Neighbourhood Plan Steering Group. The task group used their extensive local knowledge and applied an agreed interpretation of the criteria of the NPPF. Ten sites were identified as potential candidates for designation of a local green space. For each site an appraisal form was completed.

Appraisal and Conclusions

6. Each of the selected sites has been subject to a survey and assessment. The results of this ‘work’, carried out in May 2018, is set out in a schedule for each site which can be found in Appendix A to this report (along with a location map in Appendix B). We have used the information contained on these schedules to consider whether each of the sites meets sufficient of the criteria demanded by the NPPF to merit a LGS designation.
7. The NPPF is quite stringent and specific in its criteria relating to local green space designation. It states that “*designation will not be appropriate for most green areas or open space*” (para. 77). There is now a significance body of ‘evidence’ of how they are being interpreted by examiners of neighbourhood plans. Some of the criteria have been tested subsequently in law.
8. As regards it being an **extensive tract** of land, the NPPG¹ states that there is no hard and fast rule about the size of a local green space. It is a judgment call therefore. But the NPPG goes on to emphasise that an LGS designation should only be used where “*the green area is not an extensive tract of land*”. There is a no set maximum nor minimum size limit but the site needs to be ‘local’ in character. The NPPG also states that the blanket designation of open countryside adjacent to settlements will not be appropriate, particularly if designation is being used in a way that undermines the aim of plan-making i.e. identify sufficient land in suitable locations to meet identified development needs.

¹ NPPG = National Planning Policy Guidance

9. It is generally acknowledged that the application of criteria may differ between settlements depending on their physical size and population. Designated spaces should normally be fairly contained, with clearly defined edges. In applying this criterion to potential local green space in Colyton Parish, we have asked:
- does the space or combination of adjoining spaces ‘feel’ local in character and scale, in respect of the local community that the space serves?
 - Is the proposed space larger than other areas of land in the vicinity?
 - Is it contained with clearly defined edges?
 - How does the space connect physically, visually and socially to the local area?
10. As for being in proximity to the community it serves, we are advised to apply the **reasonably close** test, which is another judgment call. If public access is a key factor influencing its consideration, the site should normally be within easy walking distance of the community it serves. This may vary depending on the size of the community to which the green space relates, the size of the green space or the value placed on it by the community. The land must not be isolated from the community. Some councils have introduced a maximum distance between the space and the community. For instance, Leicester has stated it must be within 400 metres, Central Bedfordshire, within 600 metres.
11. The third test that needs to be applied is whether the site is **demonstrably special** to the local community and holds a particular **local significance**. The examples given in the NPPF are: *“because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife”*. I have looked for a clear indication that the community cares about the future of the space as a facility or amenity for the community to enjoy. I have been cognisant too of the NPPG’s advice that, how a local green space will be *“managed in the future is an important consideration, if the features that make it special or locally significant are to be conserved”*.
12. The table below has been produced as a means of summarises the assessment findings as they relate to the criteria in the NPPF:

Colyton Local Green Space Analysis 2018										
Site No.	Name	Extensive tract of land?	In proximity to community it serves	Demonstrably Special for:						Should it be designated as a LGS?
				Beauty	Historical significance	Recreational value	Richness of wildlife	Tranquillity	Other	
1	Bridge House Garden	No	Yes	✓					✓	Yes
2	Colyford Play Park	No	Yes			✓				Yes
3	Colyton Community Woodland	No	Yes			✓	✓			Yes
4	Cuthouse Meadow Play Area	No	Yes			✓				Yes
5	Road Green Playground	No	Yes			✓				Yes
6	Site junc. Elm Farm Lane	No	Yes						✓	Yes
7	St Andrews Churchyard	No	Yes		✓			✓		Yes
8	St Andrews Garden	No	Yes					✓		Yes
9	St Michaels Churchyard	No	Yes		✓			✓		Yes
10	The Elms Amenity Area	No	Yes			✓		✓	✓	Yes
11	Site junc. of Seaton Road	No	Yes					✓	✓	Yes

Recommendations

The draft policy Coly5 is worded as follows:

The areas listed below and identified on Map 6 are designated as Local Green Spaces where new development is ruled out other than in very special circumstances:

Based on the survey and assessment, we make the following recommendations regarding designation as local green space and being subject to policy Coly 5 in the Colyton Neighbourhood Plan:

	Site	Recommendation	Reason
1	Bridge House Garden	Accept	Attractive garden that provides community access to the riverside
2	Colyford Play Park	Accept	Much appreciated new play facility that is well used
3	Colyton Community Woodland	Accept	Attractive natural site on edge of village that provides easy access to the countryside for the community
4	Cuthouse Meadow Play Area	Accept	Well-used recreation space for local residents
5	Road Green Playground	Accept	Attractive unspoilt open grassy area for unstructured play, recreation
6	Site junc. Elm Farm Lane	Accept	Green site that has served several community functions for many years
7	St Andrews Churchyard	Accept	Attractive and quiet open space in the centre of village. Setting for Church
8	St Andrews Garden	Accept	Well used garden in centre of village
9	St Michaels Churchyard	Accept	Attractive and quiet open space in the centre of village. Setting for Church
10	The Elms Amenity Area	Accept	Genuine community space that serves a variety of purposes for residents of the estate
11	Site junc. of Seaton Road	Accept	Attractive well-maintained garden in the centre of village. Highly visible community space

PW/CNP/May18

Site No. 1	General Information	
Name and address of site	Bridge House Garden	
Site location plan	See Appendix B	
Ownership of site, if known	Colyton Parish Council	
Is the owner of the site aware of the potential designation? Do they support the designation?	Not aware, to be consulted	
Description/Current Condition	Small garden with wooden shelter, paths and planting, over the Umborne Bridge, beside the River Coly. Well-maintained seating area with extensive wildlife friendly planting.	
Community served by the potential LGS	Residents of Colyton	
Planning History		
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan?	No	
If allocated, could part of the overall site still be used as a Green Open Space?	N/A	
Size, scale and "local nature" of proposed Local Green Space		
Area of proposed site	270 sq. m	
Is the site an "extensive tract of land"?	No	
Is the proposed site "local in character"? e.g. does the site feel as though it is part of the local area and why?	A small site next to the river bridge where Umbourne Brook joins the Coly. A 'fill in' site, between road bridge and Liddens Farm [old dairy] below Station Road. Views down the River Coly	
How does it connect physically, visually and socially to the local area?	Social garden for residents of Colyton.	
Need for Local Green Space		
Is there a need for a local green space in this location?	Used by parents and children, to wait for school bus, and feed the ducks. A quiet seated area with views across river back to the town and fields. No other situation with river views close by.	
Evidence that "the green space is in reasonably close proximity to the community it serves"		
How far is the site from the community it serves?	On edge of Colyton	
Are there any barriers to the local community accessing the site from their homes?	No	
Evidence that the green area is "demonstrably special" to the local community		
Evidence of support from Parish Council	Maintained by Colyton PC	
Evidence of support from other local community groups or individuals	To commemorate the Queen's Golden Jubilee, this was tidied and planted up by the Colyton and District Garden Society with trees, shrubs and plants in shades of yellow and Gold.	
Evidence of support from community leaders		
Evidence of support from other groups	Volunteer planting/gardening.	
Evidence to show that the green area "holds a particular local significance, for example because of its beauty," (if applicable)	Attractive garden, a lovely sunny spot by the river with rural views, access to river bank, a destination on edge of town, with seats for rest before walking back. Beautiful river views.	

Site No. 2	General Information	
Name and address of site	Colyford Play Park	
Site location plan	See Appendix B	
Ownership of site, if known	Colin Pady, on 10-year lease to Parish Council	
Is the owner of the site aware of the potential designation? Do they support the designation?	Yes Yes	
Description/Current Condition	Soft play/grass surface. Modern play equipment chosen by local children.	
Community served by the potential LGS	Local children and parents	
Planning History		
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan?	No	
If allocated, could part of the overall site still be used as a Green Open Space?	N/A	
Size, scale and "local nature" of proposed Local Green Space		
Area of proposed site	250 sq. m	
Is the site an "extensive tract of land"?	No	
Is the proposed site "local in character"? e.g. does the site feel as though it is part of the local area and why?	Adjacent to Colyton Grammar school, between farmland & village boundary. It's been open for 18 months. Part paid by section 106 money	
How does it connect physically, visually and socially to the local area?	Near to community it serves	
Need for Local Green Space		
Is there a need for a local green space in this location?	Yes – facilities needed & welcome, the only play area.	
Evidence that "the green space is in reasonably close proximity to the community it serves"		
How far is the site from the community it serves?	On edge	
Are there any barriers to the local community accessing the site from their homes?	None – no dogs allowed (picket fencing)	
Evidence that the green area is "demonstrably special" to the local community		
Evidence of support from Parish Council	Yes, Colyton PC maintain and part paid	
Evidence of support from other local community groups or individuals	Young families. Noah's Ark Playgroup C Pady – landowner	
Evidence of support from community leaders		
Evidence of support from other groups	Caterpillar Playgroup, Colyton	
Evidence to show that the green area "holds a particular local significance, for example because of its beauty," (if applicable)		

Site No. 3	General Information	
Name and address of site	Colyton Community Woodland and Picnic Site	
Site location plan	See Appendix B	
Ownership of site, if known	East Devon DC?	
Is the owner of the site aware of the potential designation? Do they support the designation?	Not aware; to be consulted	
Description/Current Condition	Picnic Area - open grass area with tables and groups of trees, gravelled area for parking of cars bounded by hedges, above the town, with far reaching panoramic views over the town below, across the valley, and towards the sea Steeply sloping Community Woodland below planted with many varieties of trees	
Community served by the potential LGS	Local people, families, primary school and other groups	
Planning History		
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan?	No	
If allocated, could part of the overall site still be used as a Green Open Space?	N/A	
Size, scale and "local nature" of proposed Local Green Space		
Area of proposed site	1.2ha.	
Is the site an "extensive tract of land"?	No	
Is the proposed site "local in character"? e.g. does the site feel as though it is part of the local area and why?	Site between houses and access along a much-used route to Colyton Grammar school and Colyford. To commemorate the Millennium the Colyton and District Garden Society planted six apple trees, local Devon varieties	
How does it connect physically, visually and socially to the local area?	Within built up area, open and well used natural area	
Need for Local Green Space		
Is there a need for a local green space in this location?	Used regularly by local people and visitors and many outdoor conservation/woodland activities conducted here. Used by Primary School for outdoor learning.	
Evidence that "the green space is in reasonably close proximity to the community it serves"		
How far is the site from the community it serves?	Walking distance, adjoining built up area	
Are there any barriers to the local community accessing the site from their homes?	No	
Evidence that the green area is "demonstrably special" to the local community		
Evidence of support from Parish Council	Managed for Colyton PC by Axe Valley and District Conservation Society	
Evidence of support from other local community groups or individuals	Used by school groups, Forest School pre-school group, conservation volunteers, study groups	
Evidence of support from community leaders		
Evidence of support from other groups		
Evidence to show that the green area "holds a particular local significance, for example because of its beauty," (if applicable)	Attractive woodland, natural semi wild area used regularly by the above groups, children and residents of all ages for recreation, outdoor pursuits and learning and nature conservation e.g. butterflies	

Site No. 4	General Information	
Name and address of site	Cuthouse Meadow Play Area	
Site location plan	See Appendix B	
Ownership of site, if known	Sovereign Housing Association	
Is the owner of the site aware of the potential designation? Do they support the designation?	Not aware, to be consulted	
Description/Current Condition	Small grassed playground area with equipment for children and adult outdoor gym equipment	
Community served by the potential LGS	All, especially residents of Cuthouse Meadow, Mounts View and nearby housing	
Planning History		
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan? If allocated, could part of the overall site still be used as a Green Open Space?	No N/A	
Size, scale and "local nature" of proposed Local Green Space		
Area of proposed site	220 sq. m	
Is the site an "extensive tract of land"?	No	
Is the proposed site "local in character"? e.g. does the site feel as though it is part of the local area and why?	Within housing, used by locals	
How does it connect physically, visually and socially to the local area?	Attractive green area surrounded and overlooked by housing, used by local children	
Need for Local Green Space		
Is there a need for a local green space in this location?	Important green play-space for local children/families just in front of their homes,	
Evidence that "the green space is in reasonably close proximity to the community it serves"		
How far is the site from the community it serves?	On the doorstep	
Are there any barriers to the local community accessing the site from their homes?	No	
Evidence that the green area is "demonstrably special" to the local community		
Evidence of support from Parish Council	CPC battle to re-open playground when it was closed 2017	
Evidence of support from other local community groups or individuals	Residents protest when playground closed	
Evidence of support from community leaders		
Evidence of support from other groups		
Evidence to show that the green area "holds a particular local significance, for example because of its beauty," (if applicable)	Attractive green area, well used by local children and adults,	

Site No. 5	General Information	
Name and address of site	Road Green Play Area	
Site location plan	See Appendix B	
Ownership of site, if known	Colyton Parish Council	
Is the owner of the site aware of the potential designation? Do they support the designation?	Not aware, to be consulted	
Description/Current Condition	Road Green is a triangular expanse of open grass mostly enclosed by beech hedge, planted along the edges with trees, roads on all sides	
Community served by the potential LGS	All residents of Colyton, enclosed playground for smaller children	
Planning History		
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan?	No	
If allocated, could part of the overall site still be used as a Green Open Space?	N/A	
Size, scale and “local nature” of proposed Local Green Space		
Area of proposed site	0.4ha.	
Is the site an “extensive tract of land”?	No	
Is the proposed site “local in character”? e.g. does the site feel as though it is part of the local area and why?	Yes. On edge of Colyton when approaching along Northleigh or Umbourne road, surrounded by roads. Road Green Business Centre, Wheelwright, Road Green Farm, farm bungalow, outlying group of buildings front onto green	
How does it connect physically, visually and socially to the local area?	Across the R Coly, past Chantry Fields, a short walk out of town, popular with families, dog walkers, across from business units	
Need for Local Green Space		
Is there a need for a local green space in this location?	Well used kick around and picnic area; used for charity/ town car boot sales. Safe enclosed small playground for younger children	
Evidence that “the green space is in reasonably close proximity to the community it serves”		
How far is the site from the community it serves?	Almost adjoining, circa 300m	
Are there any barriers to the local community accessing the site from their homes?	No	
Evidence that the green area is “demonstrably special” to the local community		
Evidence of support from Parish Council	Maintained by Colyton PC	
Evidence of support from other local community groups or individuals		
Evidence of support from community leaders		
Evidence of support from other groups		
Evidence to show that the green area “holds a particular local significance, for example because of its beauty,” (if applicable)	Attractive unspoilt open grassy area for unstructured play, recreation	

Site No. 6	General Information	
Name and address of site	Junction of Elm Farm Lane & Swan Hill Road	
Site location plan	See Appendix B	
Ownership of site, if known	Devon CC Highways/CPC	
Is the owner of the site aware of the potential designation? Do they support the designation?	No	
Description/Current Condition	Bus stop with well-maintained grass and seat	
Community served by the potential LGS	Villagers and Grammar School children. Start point for Goose Fayre procession and the Beating of the Bounds	
Planning History		
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan?	No	
If allocated, could part of the overall site still be used as a Green Open Space?	N/A	
Size, scale and "local nature" of proposed Local Green Space		
Area of proposed site	190 sq. m	
Is the site an "extensive tract of land"?	No	
Is the proposed site "local in character"? e.g. does the site feel as though it is part of the local area and why?	Well used by approximately 300+ school children twice daily.	
How does it connect physically, visually and socially to the local area?	There are few public green spaces in the village	
Need for Local Green Space		
Is there a need for a local green space in this location?	No other suitable bus stop, it is also a visibility splay	
Evidence that "the green space is in reasonably close proximity to the community it serves"		
How far is the site from the community it serves?	Close to village centre.	
Are there any barriers to the local community accessing the site from their homes?	None	
Evidence that the green area is "demonstrably special" to the local community		
Evidence of support from Parish Council	Grass cutting, maintenance of bus shelter	
Evidence of support from other local community groups or individuals	Goose Fayre and PCC (Beating of the Bounds)	
Evidence of support from community leaders		
Evidence of support from other groups		
Evidence to show that the green area "holds a particular local significance, for example because of its beauty," (if applicable)		

Site No. 7	General Information	
Name and address of site	St Andrews Churchyard	
Site location plan	See Appendix B	
Ownership of site, if known	Diocese of Exeter/PCC. Church of England.	
Is the owner of the site aware of the potential designation? Do they support the designation?	Not yet	
Description/Current Condition	Well maintained grass area. Minimal graves.	
Community served by the potential LGS	Local community – fêtes, Friends of St Andrew's.	
Planning History		
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan? If allocated, could part of the overall site still be used as a Green Open Space?	No N/A	
Size, scale and "local nature" of proposed Local Green Space		
Area of proposed site	0.43ha.	
Is the site an "extensive tract of land"?	No	
Is the proposed site "local in character"? e.g. does the site feel as though it is part of the local area and why?	Parish Church & listed building, regular worship.	
How does it connect physically, visually and socially to the local area?	Several gates/entrances and the rare lantern tower can be seen from most of the town and beyond.	
Need for Local Green Space		
Is there a need for a local green space in this location?	Yes – Fêtes and other church and community events	
Evidence that "the green space is in reasonably close proximity to the community it serves"		
How far is the site from the community it serves?	In the town centre with a gate onto the Square	
Are there any barriers to the local community accessing the site from their homes?	Church gates that are always open	
Evidence that the green area is "demonstrably special" to the local community		
Evidence of support from Parish Council	Council make grant towards upkeep of grounds.	
Evidence of support from other local community groups or individuals		
Evidence of support from community leaders		
Evidence of support from other groups		
Evidence to show that the green area "holds a particular local significance, for example because of its beauty," (if applicable)	Setting of listed building and especially tower.	

Site No. 8	General Information	
Name and address of site	St Andrews Garden	
Site location plan	See Appendix B	
Ownership of site, if known	Colyton Parish Council	
Is the owner of the site aware of the potential designation? Do they support the designation?	No	
Description/Current Condition	Walled garden with shrub planting, wooden memorial shelter and hard surfacing	
Community served by the potential LGS	Residents of Colyton, old and young, and visitors	
Planning History		
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan?	No	
If allocated, could part of the overall site still be used as a Green Open Space?	N/A	
Size, scale and "local nature" of proposed Local Green Space		
Area of proposed site	0.13 ha.	
Is the site an "extensive tract of land"?	No	
Is the proposed site "local in character"? e.g. does the site feel as though it is part of the local area and why?	Yes, adjoins public house, access off well used Church path running along perimeter wall of garden	
How does it connect physically, visually and socially to the local area?	Visible to pedestrians using church path link Market Place and Lower Church St, Rosemary lane, etc., route to tram	
Need for Local Green Space		
Is there a need for a local green space in this location?	Garden is an important space well used by local teenagers as a meeting place and by tourists and locals for a quiet place of reflection	
Evidence that "the green space is in reasonably close proximity to the community it serves"		
How far is the site from the community it serves?	In the centre of the community/settlement it serves	
Are there any barriers to the local community accessing the site from their homes?	No	
Evidence that the green area is "demonstrably special" to the local community		
Evidence of support from Parish Council	Maintained by Colyton PC	
Evidence of support from other local community groups or individuals		
Evidence of support from community leaders		
Evidence of support from other groups		
Evidence to show that the green area "holds a particular local significance, for example because of its beauty," (if applicable)	Lovely quiet garden, with seating and views of church, convenient to town centre	

Site No. 9	General Information	
Name and address of site	St Michaels Churchyard	
Site location plan	See Appendix B	
Ownership of site, if known	Diocese of Exeter/PCC. Church of England	
Is the owner of the site aware of the potential designation? Do they support the designation?	Not yet	
Description/Current Condition	Well maintained grass area, no graves	
Community served by the potential LGS	Local community, fêtes, Noah's Ark playgroup. Friends of St Michael's fundraising	
Planning History		
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan?	No	
If allocated, could part of the overall site still be used as a Green Open Space?	N/A	
Size, scale and "local nature" of proposed Local Green Space		
Area of proposed site	350 sq. m	
Is the site an "extensive tract of land"?	No	
Is the proposed site "local in character"? e.g. does the site feel as though it is part of the local area and why?	In the centre of village, opposite Memorial Hall	
How does it connect physically, visually and socially to the local area?	Central situation on main road, together with Hall and it's parking	
Need for Local Green Space		
Is there a need for a local green space in this location?	It is the only large green space in the village	
Evidence that "the green space is in reasonably close proximity to the community it serves"		
How far is the site from the community it serves?	In the centre of the community/settlement it serves	
Are there any barriers to the local community accessing the site from their homes?	No, there are two unlocked gates that are closed at night	
Evidence that the green area is "demonstrably special" to the local community		
Evidence of support from Parish Council	PC gives grant towards ground's maintenance	
Evidence of support from other local community groups or individuals	Noah's Ark playgroup. Friends of St Michael's	
Evidence of support from community leaders		
Evidence of support from other groups	Colyford Goose Fayre Committee	
Evidence to show that the green area "holds a particular local significance, for example because of its beauty," (if applicable)	Visually attractive, enhances village, no graveyard.	

Site No. 10	General Information	
Name and address of site	The Elms Amenity Site	
Site location plan	See Appendix B	
Ownership of site, if known	Owned jointly by local properties	
Is the owner of the site aware of the potential designation? Do they support the designation?	Some are, remainder to be informed	
Description/Current Condition	Well-maintained grassed area regularly cut	
Community served by the potential LGS	The Elms residents, who fund maintenance	
Planning History		
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan? If allocated, could part of the overall site still be used as a Green Open Space?	No N/A	
Size, scale and "local nature" of proposed Local Green Space		
Area of proposed site	530 sq. m	
Is the site an "extensive tract of land"?	No	
Is the proposed site "local in character"? e.g. does the site feel as though it is part of the local area and why?	Yes, had same use for 51 years	
How does it connect physically, visually and socially to the local area?	Open area adjacent to properties.	
Need for Local Green Space		
Is there a need for a local green space in this location?	Yes – provides for communal gathering and play	
Evidence that "the green space is in reasonably close proximity to the community it serves"		
How far is the site from the community it serves?	In the centre of The Elms.	
Are there any barriers to the local community accessing the site from their homes?	None	
Evidence that the green area is "demonstrably special" to the local community		
Evidence of support from Parish Council		
Evidence of support from other local community groups or individuals		
Evidence of support from community leaders		
Evidence of support from other groups		
Evidence to show that the green area "holds a particular local significance, for example because of its beauty," (if applicable)	Enhances the appearance of the residential area and compliments the view of many local properties	

Site No. 11	General Information	
Name and address of site	Junction of Swan Hill Road and Seaton Road	
Site location plan	See Appendix B	
Ownership of site, if known	Devon CC Highways/CPC	
Is the owner of the site aware of the potential designation? Do they support the designation?	No	
Description/Current Condition	Well-maintained grass and borders with seat	
Community served by the potential LGS	Villagers; outside shop	
Planning History		
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan? If allocated, could part of the overall site still be used as a Green Open Space?	No N/A	
Size, scale and "local nature" of proposed Local Green Space		
Area of proposed site	185 sq. m	
Is the site an "extensive tract of land"?	No	
Is the proposed site "local in character"? e.g. does the site feel as though it is part of the local area and why?	In the centre of the village outside shop	
How does it connect physically, visually and socially to the local area?	Central location highly visible	
Need for Local Green Space		
Is there a need for a local green space in this location?	Yes., one of only two public amenity spaces in the village	
Evidence that "the green space is in reasonably close proximity to the community it serves"		
How far is the site from the community it serves?	In the village centre	
Are there any barriers to the local community accessing the site from their homes?	None	
Evidence that the green area is "demonstrably special" to the local community		
Evidence of support from Parish Council	Grants made to volunteer to purchase plants	
Evidence of support from other local community groups or individuals		
Evidence of support from community leaders	Goose Fayre grant	
Evidence of support from other groups		
Evidence to show that the green area "holds a particular local significance, for example because of its beauty," (if applicable)	Well maintained pocket garden	

Appendix B Site Location Map

To be added to website version