

## LOCAL GREEN SPACES ASSESSMENT APPENDIX 14A - BURGH ISLAND

### SITE DETAILS

SITE NAME	GRID REF:	DESCRIPTION AND PURPOSE
Burgh Island (outside of the existing built up part of the hotel complex)	SX6464 4386	Open land of visual and recreational value, partly used in association with the Burgh Island Hotel and partly as an area of open space enjoyed by the local community and visitors to the area.

### CHECK LIST

STATUTORY DESIGNATIONS	SITE ALLOCATIONS	PLANNING PERMISSIONS
South Devon Heritage Coast Undeveloped Coast Adjacent to Area of Outstanding Natural Beauty.	None	Part of land within red line boundary of approved plan relating to application Ref: 0437/19/CLE granting lawful development certificate of existing use of property as hotel with associated grounds containing ancillary buildings, tennis court, helipad and car park, granted 04 04 2019.

### NPPF CRITERIA

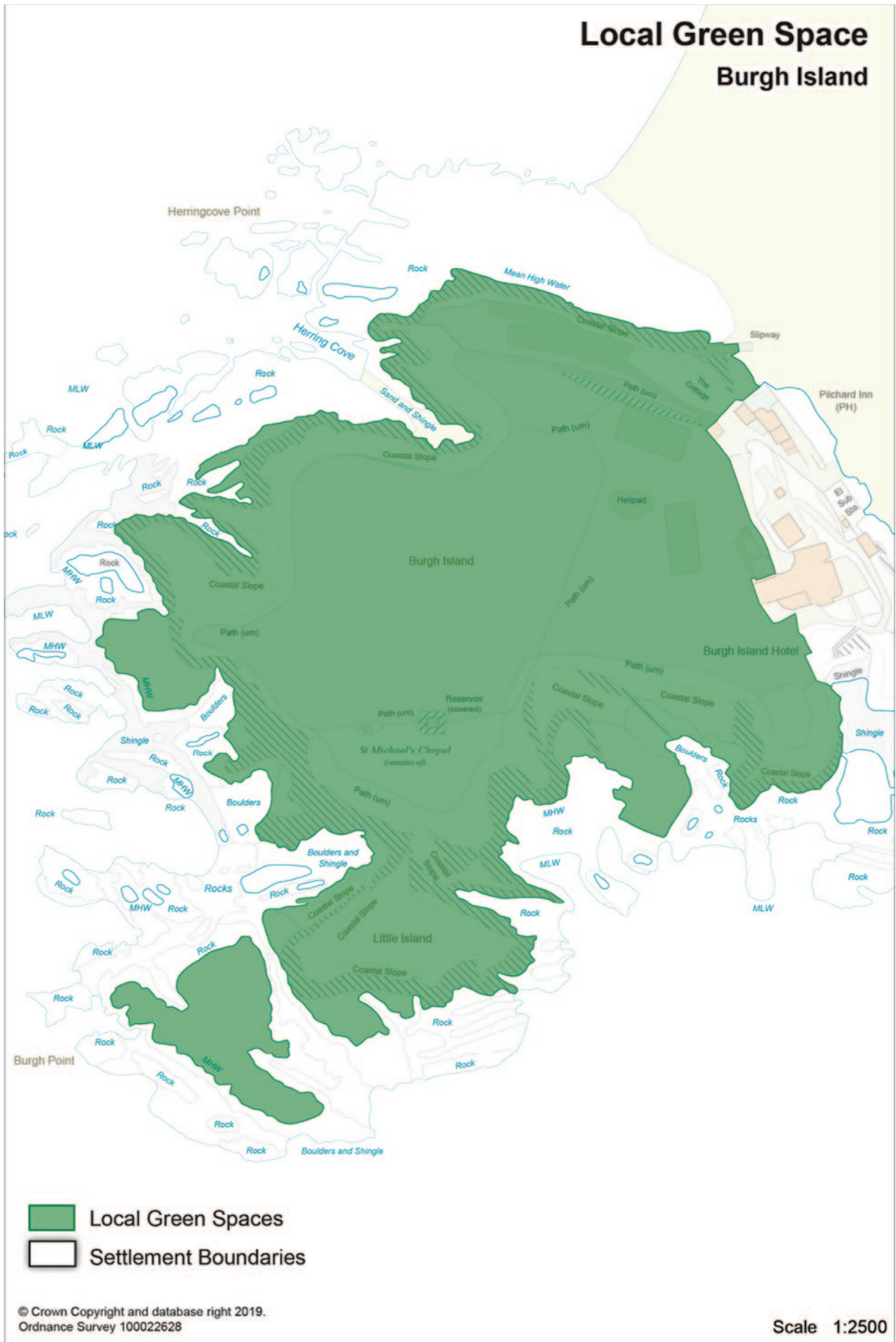
CLOSE TO COMMUNITY IT SERVES	DEMONSTRABLY SPECIAL TO PLANNING PERMISSIONS	LOCAL IN CHARACTER AND NOT EXTENSIVE TRACT
Yes. Close to village and beach facilities of Bigbury on Sea.	Yes. Openness of land outside existing built up part of the hotel complex is demonstrably special to local community due to its outstanding beauty, an important visual amenity, significant recreational value, an area of tranquillity, rich in wildlife, a tourist attraction and important to the South Devon Heritage Coast, setting of the AONB, and setting of the Grade II listed hotel.	Yes. Area of land of approximately 7.9 h. Local in character and not an extensive tract.











## LOCAL GREEN SPACES ASSESSMENT

### APPENDIX 14B - THE WARREN

#### SITE DETAILS

SITE NAME	GRID REF:	DESCRIPTION AND PURPOSE
The Warren and Warren Point, Bigbury on Sea and land to south west of coastal path, Challaborough	SX 6500 4440	Area of open space adjacent to coastline used for walking and partly use for overspill car parking during busy holiday periods.

#### CHECK LIST

STATUTORY DESIGNATIONS	SITE ALLOCATIONS	PLANNING PERMISSIONS
Area of Outstanding Natural Beauty South Devon Heritage Coast Undeveloped Coast South West Coastal Path Walkway	None	None

#### NPPF CRITERIA

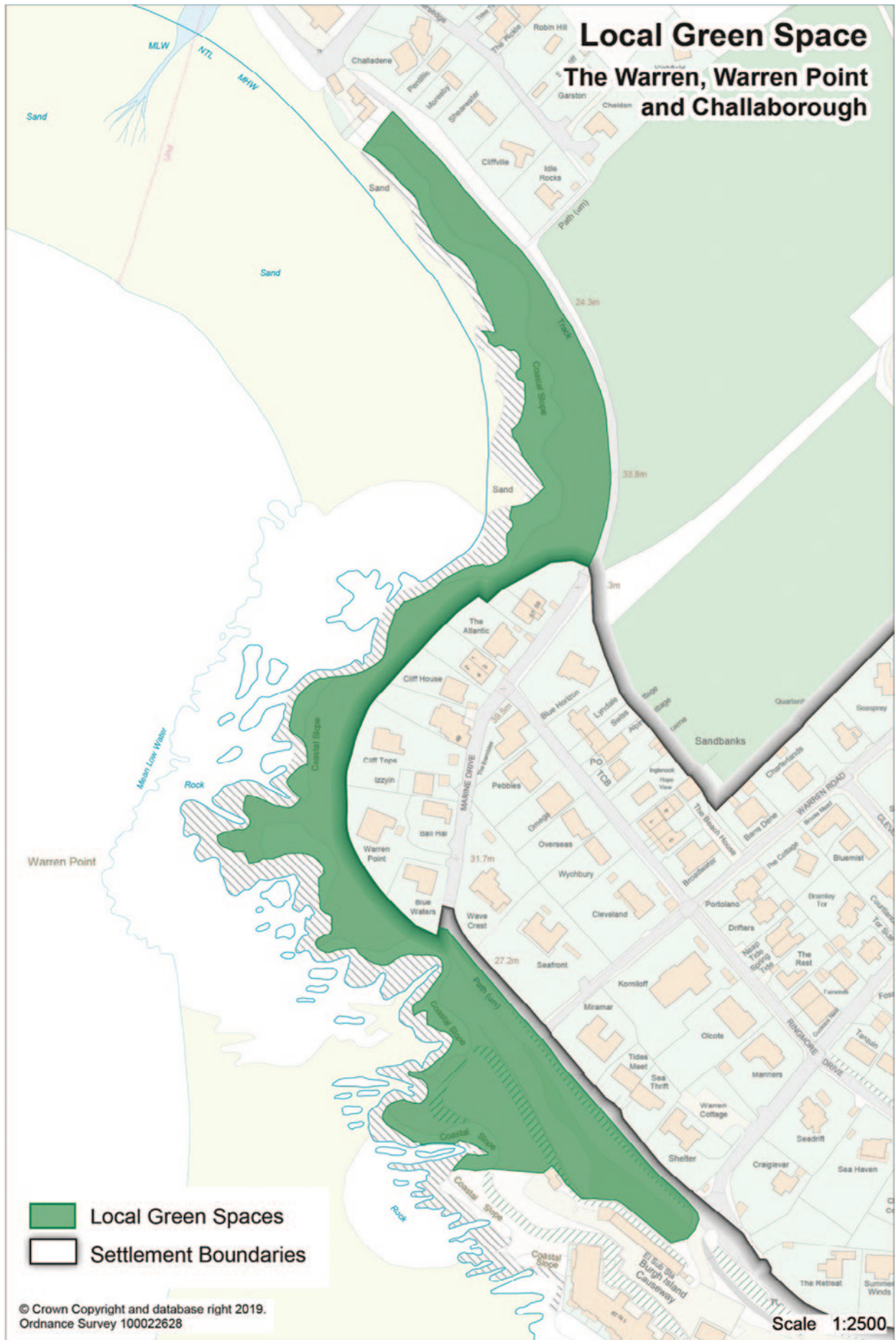
CLOSE TO COMMUNITY IT SERVES	DEMONSTRABLY SPECIAL TO PLANNING PERMISSIONS	LOCAL IN CHARACTER AND NOT EXTENSIVE TRACT
Yes. Within village and close to tourist facilities of Bigbury on Sea.	Yes. Area of outstanding natural beauty. Recreational value particularly for walking purposes. Tranquil area and rich in wildlife.	Yes. Area of approximately 2.3h. Local in character and not an extensive tract of land.











## LOCAL GREEN SPACES ASSESSMENT APPENDIX 14C - CLEMATON HILL

### SITE DETAILS

SITE NAME	GRID REF:	DESCRIPTION AND PURPOSE
Clematon Hill, Bigbury on Sea	SX 6530 4430	Open coastline used for walking and general recreation purposes.

### CHECK LIST

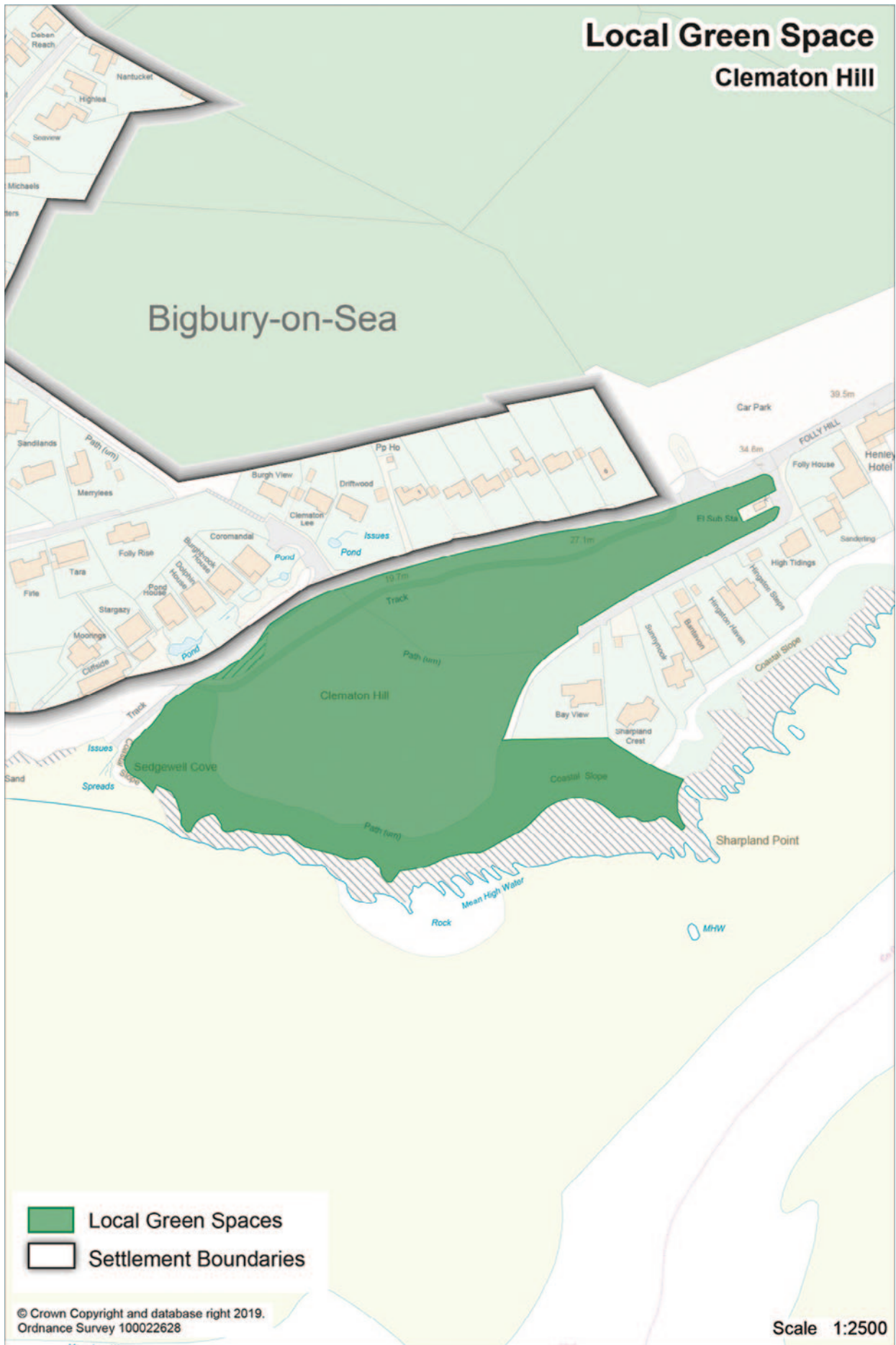
STATUTORY DESIGNATIONS	SITE ALLOCATIONS	PLANNING PERMISSIONS
Area of Outstanding Natural Beauty South Devon Heritage Coast Undeveloped Coast South West Coastal Path Walkway	None	None

### NPPF CRITERIA

CLOSE TO COMMUNITY IT SERVES	DEMONSTRABLY SPECIAL TO PLANNING PERMISSIONS	LOCAL IN CHARACTER AND NOT EXTENSIVE TRACT
<b>Yes.</b> Within village and close to tourist facilities of Bigbury on Sea.	<b>Yes.</b> Area of outstanding natural beauty. Recreational value particularly for walking purposes. Tranquil area and rich in wildlife.	<b>Yes.</b> Area of approximately 2.9h. Local in character and not an extensive tract of land.









**LOCAL GREEN SPACES ASSESSMENT  
APPENDIX 14D - COCKLERIDGE HAM**

**SITE DETAILS**

SITE NAME	GRID REF:	DESCRIPTION AND PURPOSE
Cockleridge Ham	SX 6690 4450	Open land used for walking and of significant wildlife value.

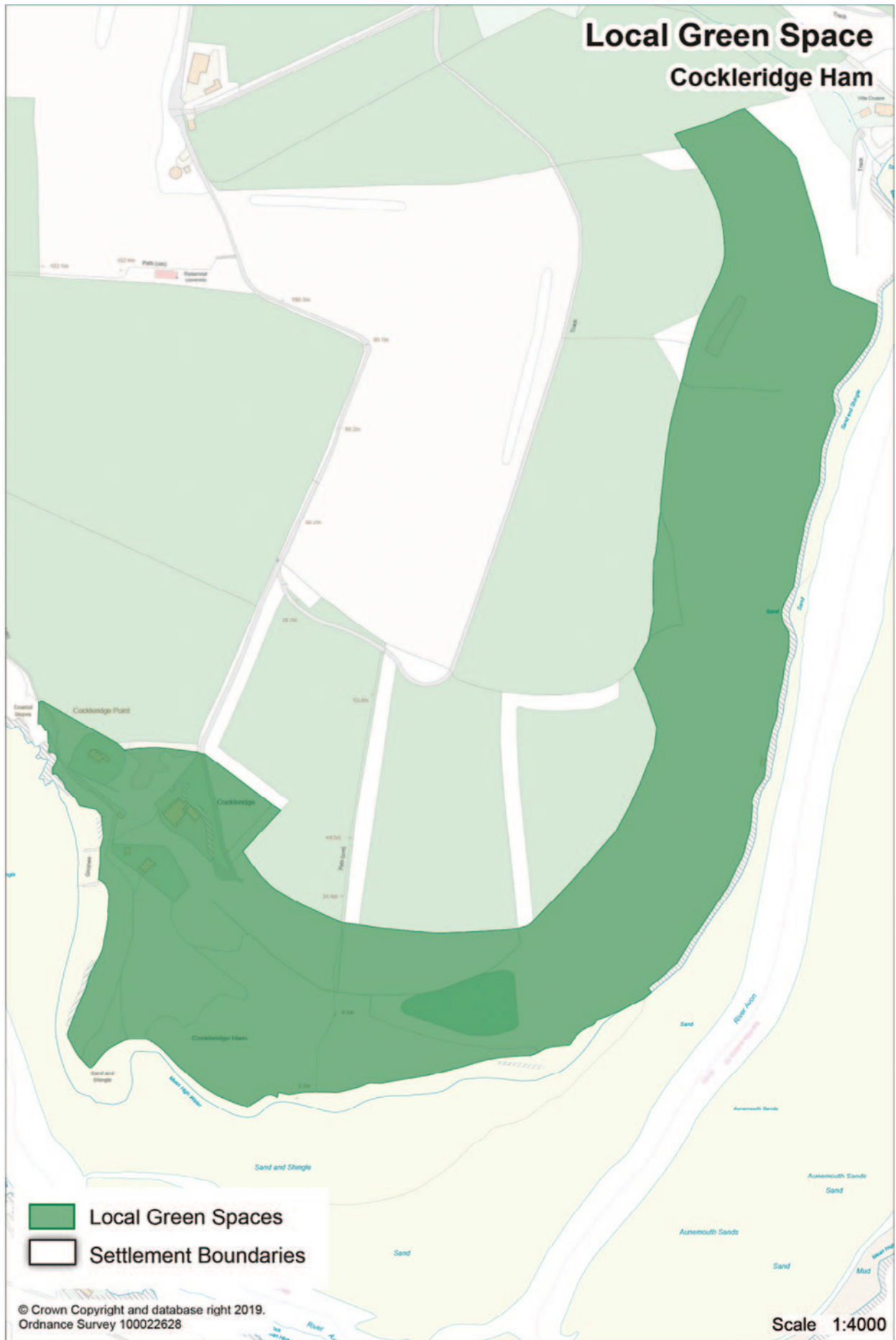
**CHECK LIST**

STATUTORY DESIGNATIONS	SITE ALLOCATIONS	PLANNING PERMISSIONS
Area of Outstanding Natural Beauty South Devon Heritage Coast Undeveloped Coast South West Coastal Path Walkway Site of Local Wildlife Interest	None	None

**NPPF CRITERIA**

CLOSE TO COMMUNITY IT SERVES	DEMONSTRABLY SPECIAL TO PLANNING PERMISSIONS	LOCAL IN CHARACTER AND NOT EXTENSIVE TRACT
<b>Yes.</b> Close to Hexdown and Bigbury on Sea and used regularly by local community for walking and recreational purposes.	<b>Yes.</b> Area of outstanding natural beauty adjacent to the Avon Estuary. Recreational value particularly for walking purposes. Tranquil area and of significant wildlife value.	<b>Yes.</b> Area of approximately 14h. Local in character and not an extensive tract of land.







## LOCAL GREEN SPACES ASSESSMENT APPENDIX 14E - BIGBURY VILLAGE GREEN

### SITE DETAILS

SITE NAME	GRID REF:	DESCRIPTION AND PURPOSE
Bigbury Village Green	SX 6670 4630	Public open space and village green.

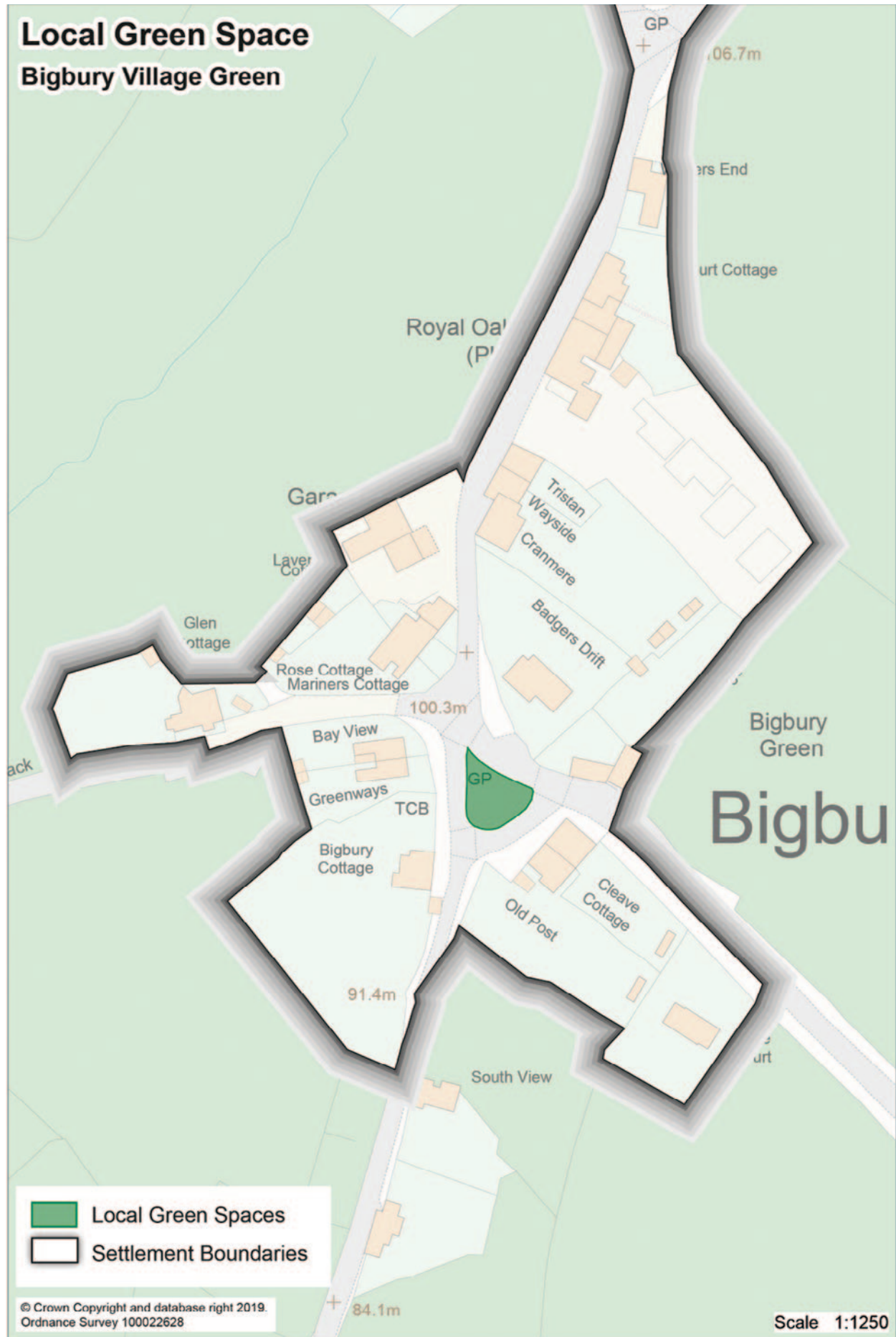
### CHECK LIST

STATUTORY DESIGNATIONS	SITE ALLOCATIONS	PLANNING PERMISSIONS
Area of Outstanding Natural Beauty South Devon Heritage Coast Undeveloped Coast Conservation area	None	None

### NPPF CRITERIA

CLOSE TO COMMUNITY IT SERVES	DEMONSTRABLY SPECIAL TO PLANNING PERMISSIONS	LOCAL IN CHARACTER AND NOT EXTENSIVE TRACT
Yes. In the heart of Bigbury Village.	Yes. Already recognised as a village green and important area of public open space. Used by community on Christmas Eve every year for 'Carols on the Green' which is a very popular event. Also important historically and providing an attractive setting to the cottages which surround the green, most of which are either on the statutory list or local list of buildings of historic or architectural interest.	Yes. Area of approximately 0.02h. Local in character and not an extensive tract of land.







**LOCAL GREEN SPACES ASSESSMENT**  
**APPENDIX 14F - OPEN LAND AROUND THE DOVECOTE, BIGBURY COURT**

**SITE DETAILS**

SITE NAME	GRID REF:	DESCRIPTION AND PURPOSE
Open land around Bigbury Court Dovecote	SX 6675 4650	Privately owned area of open space sometimes used for sheep grazing.

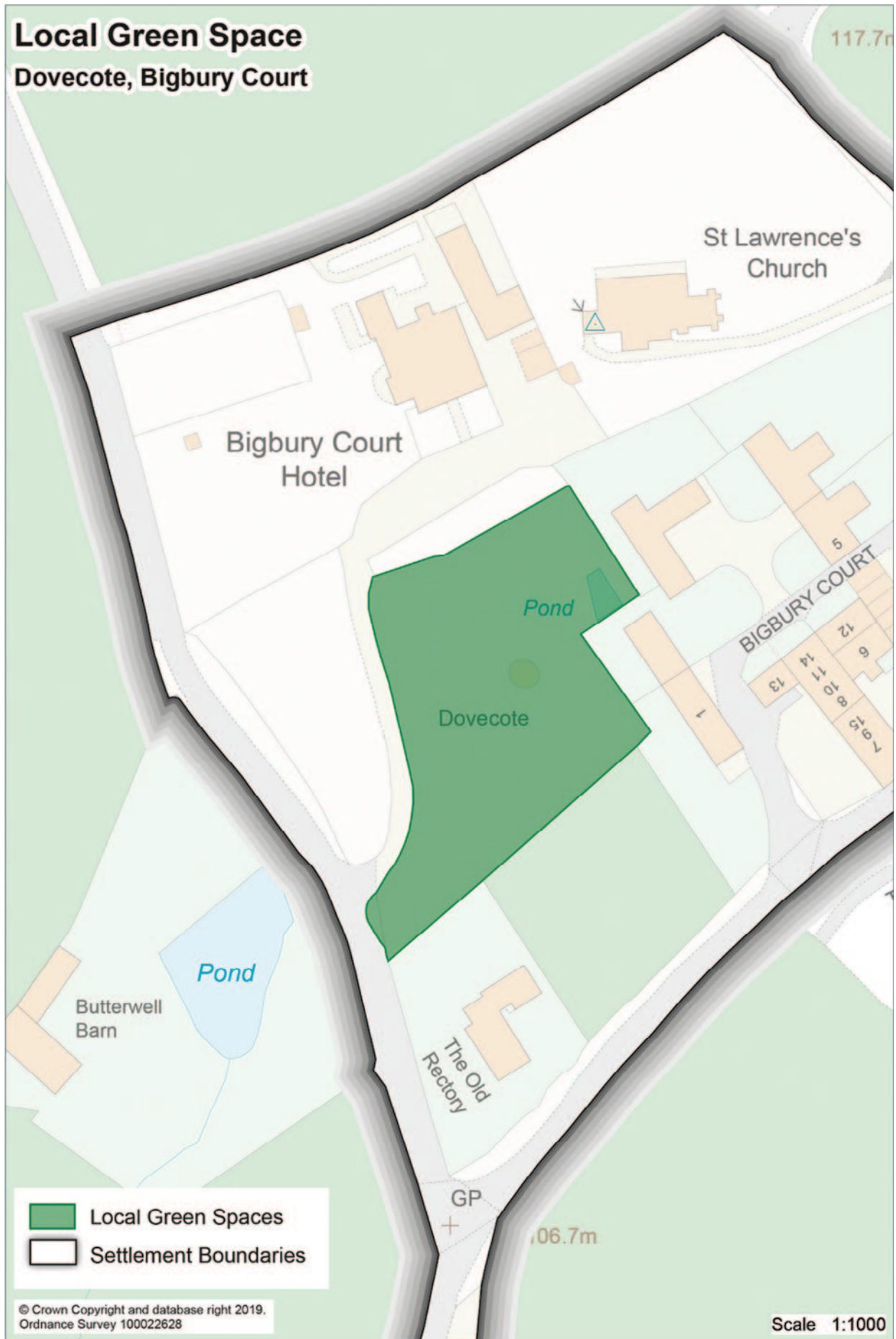
**CHECK LIST**

STATUTORY DESIGNATIONS	SITE ALLOCATIONS	PLANNING PERMISSIONS
Area of Outstanding Natural Beauty South Devon Heritage Coast Undeveloped Coast Conservation area Dovecote designated as Scheduled Ancient Monument and Grade II listed building	None	None

**NPPF CRITERIA**

CLOSE TO COMMUNITY IT SERVES	DEMONSTRABLY SPECIAL TO PLANNING PERMISSIONS	LOCAL IN CHARACTER AND NOT EXTENSIVE TRACT
Yes. Within Bigbury Village.	Yes. An area of historical significance, which is important to the setting of the listed Dovecote, and group of buildings which surround the site including Bigbury Court Farmhouse, which is also Grade II listed and former manor house of the Bigbury Parish, the listed St Lawrence Church, the Old Rectory and Bigbury Court Barns. This area of open space although in private ownership also The openness of the land also provides as important setting for the surrounding buildings including the Bigbury Court Barns. The openness of the site is also of important visual value when entering Bigbury Village.	Yes. Area of approximately 0.3h. Local in character and not an extensive tract of land.







## LOCAL GREEN SPACES ASSESSMENT APPENDIX 14G - OPEN SPACE TO REAR OF BIGBURY COURT BARNES

### SITE DETAILS

SITE NAME	GRID REF:	DESCRIPTION AND PURPOSE
Open space to rear of Bigbury Court Barns, Bigbury	SX 6680 4665	Area of open space used for recreation purposes, mainly by people owning or occupying the Bigbury Court Barns.

### CHECK LIST

STATUTORY DESIGNATIONS	SITE ALLOCATIONS	PLANNING PERMISSIONS
Area of Outstanding Natural Beauty South Devon Heritage Coast Undeveloped Coast Conservation area	None	Application Ref: 05/0998/77/3 – Renewal of permission granted on WX/9179 for the conversion to nine dwellings. Application Ref: 05/1138/80/1 – Twelve dwellings.

### NPPF CRITERIA

CLOSE TO COMMUNITY IT SERVES	DEMONSTRABLY SPECIAL TO PLANNING PERMISSIONS	LOCAL IN CHARACTER AND NOT EXTENSIVE TRACT
Yes. Within residential complex.	Yes. Important area of open space used for recreation purposes. Within conservation area and providing an important setting for the Bigbury Court Barns, which are of local heritage importance and the statutory listed St Lawrence Church which is situated to the north of the site.	Yes. Area of approximately 0.15h. Local in character and not an extensive tract of land.







**LOCAL GREEN SPACES ASSESSMENT  
APPENDIX 14H - RECREATION GROUNDS TO REAR OF MEMORIAL HALL**

**SITE DETAILS**

SITE NAME	GRID REF:	DESCRIPTION AND PURPOSE
Recreation grounds to rear of Memorial Hall, St Ann's Chapel	SX 6645 4720	Playing fields and equipped recreation grounds used regularly by the youth who live or are visiting the parish.

**CHECK LIST**

STATUTORY DESIGNATIONS	SITE ALLOCATIONS	PLANNING PERMISSIONS
Area of Outstanding Natural Beauty South Devon Heritage Coast Undeveloped Coast	None	Historic permission and no details on Council's website.

**NPPF CRITERIA**

CLOSE TO COMMUNITY IT SERVES	DEMONSTRABLY SPECIAL TO PLANNING PERMISSIONS	LOCAL IN CHARACTER AND NOT EXTENSIVE TRACT
Yes. Within village of St Ann's Chapel.	Yes. In regular use for sport and recreation purposes by the youth of the community and also used for community events such as summer fairs and other events in combination with use of Memorial Hall.	Yes. Area of approximately 0.38h. Local in character and not an extensive tract of land.







**LOCAL GREEN SPACES ASSESSMENT**

**APPENDIX 14I - OPEN SPACE FOR COMMUNITY-LED HOUSING SCHEME, ST ANN'S CHAPEL**

**SITE DETAILS**

SITE NAME	GRID REF:	DESCRIPTION AND PURPOSE
Public open space within community-led housing development at St Ann's Chapel	SX 6631 4729	Public open space and recreations area.

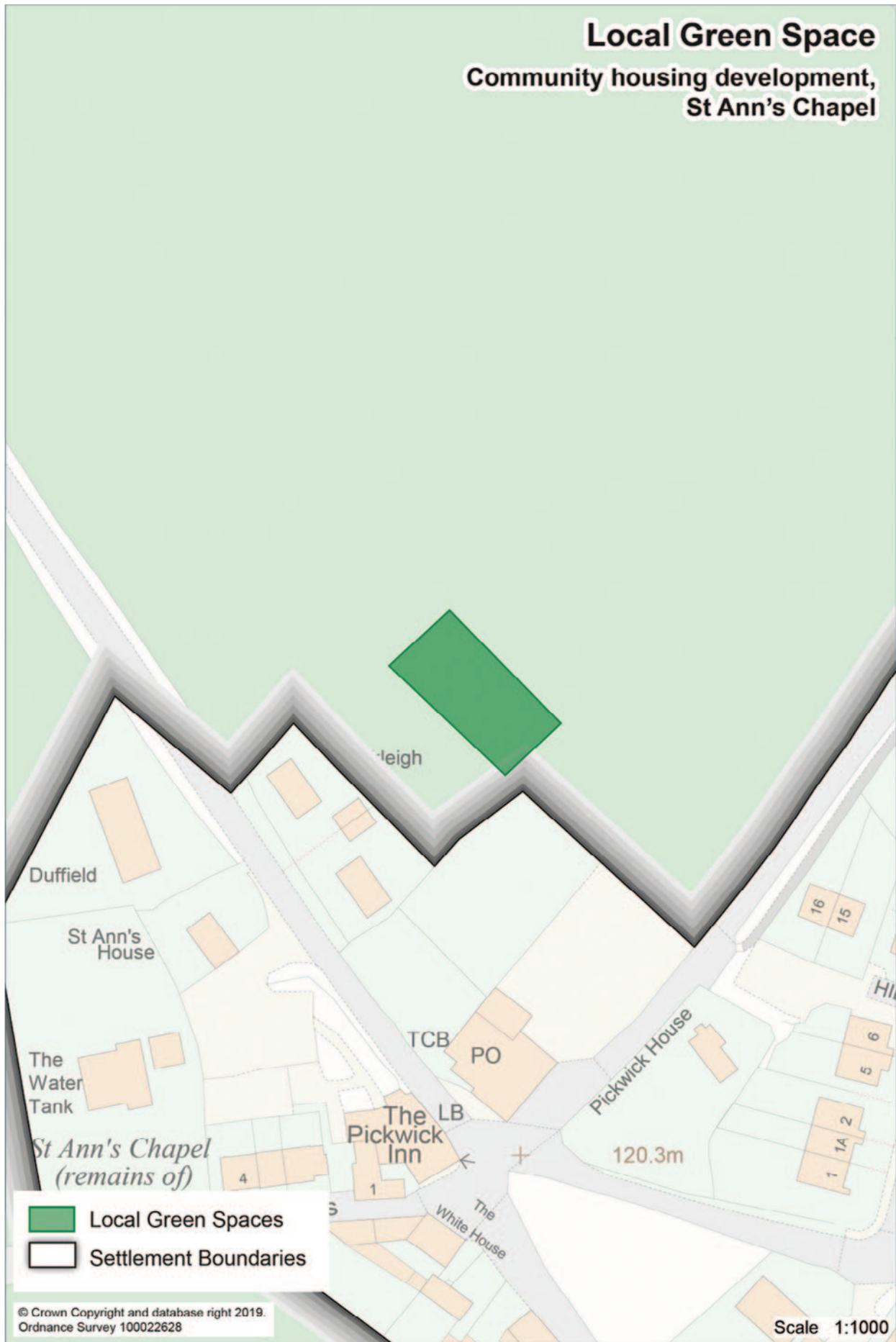
**CHECK LIST**

STATUTORY DESIGNATIONS	SITE ALLOCATIONS	PLANNING PERMISSIONS
Area of Outstanding Natural Beauty	Site allocation for new housing to serve local housing needs of Parish as part of Bigbury.	Application Ref: 4214/18/FUL – Residential development to provide 13 dwellings with associated access, car parking, public open space and landscaping.

**NPPF CRITERIA**

CLOSE TO COMMUNITY IT SERVES	DEMONSTRABLY SPECIAL TO PLANNING PERMISSIONS	LOCAL IN CHARACTER AND NOT EXTENSIVE TRACT
Yes. Land adjoining village of St Ann's Chapel.	Yes. Area of public open space to serve the open space and recreational needs of the local community and to provide an area for social interaction for people living in the area.	Yes. Area of approximately 0.05h. Local in character and not an extensive tract of land.







**LOCAL GREEN SPACES ASSESSMENT**

**APPENDIX 14J - OPEN LAND/ALLOTMENTS FOR SITE AT SX 663 471, ST ANN'S CHAPEL**

**SITE DETAILS**

SITE NAME	GRID REF:	DESCRIPTION AND PURPOSE
Site at SX 663 471, Circa 8 dwellings, St Ann's Chapel	SX 6630 4710	Proposed open space and/or allotments.

**CHECK LIST**

STATUTORY DESIGNATIONS	SITE ALLOCATIONS	PLANNING PERMISSIONS
Area of Outstanding Natural Beauty South Devon Heritage Coast Undeveloped Coast	None	Application Ref: 4079/16/OPA – Outline planning permission for residential development of circa 8 dwellings, open space and associated infrastructure with all matters reserved except for means of access (and associated off-site highway works) allowed on appeal dated 28th February 2018.

**NPPF CRITERIA**

CLOSE TO COMMUNITY IT SERVES	DEMONSTRABLY SPECIAL TO PLANNING PERMISSIONS	LOCAL IN CHARACTER AND NOT EXTENSIVE TRACT
Yes. Within village of St Ann's Chapel.	Yes. Proposed open space and/or allotments to serve the needs of local residents.	Yes. Area of approximately 0.26h. Local in character and not an extensive tract of land.



