





Appendix A3 Kingsbridge, West Alvington and Churchstow Neighbourhood Development Plan – Local Green Spaces

Description/Ownership	Justification as LGS	Close proximity to community in minutes	Demonstrably special and holding particular significance					Wildlife and landscape designations	
			Beauty	Tranquil	Historic significance	Recreation value	Richness of wildlife		Other specific
<p>KLGS1 Duncombe Park Grid ref: SX 7360 4445 SHDC</p> 	<p>This park in a central location consists of a substantial amenity grass area, with hard paths linking four access points. It has a separate, fenced, junior play area with swings, slides and a play house. The main area has a zip wire, a tall climbing pyramid and a suite of outdoor exercise equipment. It is well used by residents and holiday makers. It forms a useful walking link from nearby areas to Fore Street. It is a safe and popular place for young children. With the grass area and some six mature trees it provides green visual relief from its built surroundings.</p>	0 min	x			x	x	<p>Park in daily use. Approx.6685sqm</p>	TPO's
<p>KLGS2 Kingsbridge Recreation Ground Grid ref: SX 7380 4385 SHDC</p>	<p>This site contains two large areas of amenity grassland used for casual recreation, and at times as a putting area. There is also an enclosed lawn bowling club with club house and greens and two hard tennis courts used all year round. A gravelled area for Boules is included. A children's play area contains sand pit, water play, swings, climbing equipment, exercise units and, built into a bank rising to a wild area, more adventurous play slides and play houses. There is a Café which is open in the summer months, with</p>	5 min	x		x	x		<p>In daily use. Approx.10280sqm</p>	<p>Habitat for Otters, Hedgehogs, European Eels, Horseshoe Bats, Slowworm.</p>


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	<p>outdoor tables and seating with close views of the estuary. There are substantial raised and other flower beds which are planted and managed by Kingsbridge in Bloom volunteers, who also try to add interest to a small salt water pond, part of a flood attenuation scheme. Kingsbridge in Bloom are also developing a wildlife and wildflower area to the side of the Café including insect hotels and pollinator friendly plants. SHDC are responsible for the site with help from volunteers. It is a key destination for parents with young children. Upgrades to renovate existing buildings and small scale structures to support the sporting and catering facilities are under consideration which will not compromise this designation.</p>							
<p>KLGS3 Rack Park amenity space. Grid ref: SX7400 4405</p> 	<p>Amenity grassland area to the rear of the houses. Washabrook stream forms the south eastern boundary and the willow shrubs and trees form a wild area. There are three access points and the space is regularly used as a walking link to separate parts of town. There is a recreation area, particularly for dog owners who are encouraged here as an alternative to the nearby Recreation Ground.</p>	5 min			x	x	<p>In daily use. For sections of the community this space plays an important role. It relieves pressures on the Recreation Ground.</p> <p>Approx.10190sqm</p>	<p>Habitat for Otters. Greater Horseshoe Bat strategic flyway. Dragonflies, Birds nest, Common Toad.</p>



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<p>KLGS4 Quay House Grounds. Grid ref: SX7348 4405 KTC</p> 	<p>Originally the grounds when the building was a privately owned property and school. It is a grassed area containing the band stand and a large fountain plinth, repositioned from the town square in previous years. Though easily accessed by three entrances and paths, this tranquil spot is populated by several mature trees and ornamental shrubs and is a green oasis in the heart of the town. The area is popular for quiet reflection, socialising and even picnics on the grass or on the seasonally placed picnic tables. A recent addition is a full suite of outdoor exercise machinery forming a part of the trim trail around the town. It is site of the large Christmas tree installed annually. The space forms a back drop for community events and weddings. It is maintained by KTC and volunteers from the Kingsbridge in Bloom team.</p>	0 min		x	x	x			<p>Town Centre position. In constant use.</p> <p>Approx.1121sqm</p>	8 TPO's
<p>KLGS5 Kingsbridge Community Garden Grid ref: SX 7340 4460 D.C.C</p>	<p>This Garden is run by a Charitable Trust and is managed by volunteers for the good of the community. It is a large sloping site and the majority of the area is a vegetable garden. It has raised beds, green houses and poly tunnels with further terraced</p>	0 min	x	x		x	x		<p>The garden is an excellent example of a community activity run at low cost and making a significant</p>	Wildlife haven



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	<p>growing areas. At the upper level there is a lawn with a decorative pond and a small, partly walled garden with espalier fruit trees. There are two garden sheds and a composting toilet. The produce is on sale to all visitors and funds raised are reinvested in the garden. The garden provides healthy organic vegetables and fruit with the environmental advantage of zero food miles. It makes a contribution, both in the produce sold and to public health by the example of how to grow your own vegetables. The volunteers are currently helping people with learning difficulties develop gardening skills. The ethos is to use minimal fossil fuel energy and plastic materials while also recycling waste to make compost, itself reused on the garden. The garden is laid out with paths giving access to all areas.</p>						<p>contribution to healthy living.</p> <p>Approx.1714sqm.</p>	
<p>KLGS6 Trebble Park Play Area. Grid ref: SX7325 4461 SHDC</p>	<p>The children’s play area runs alongside and slightly below the northern end of A379 Cookworthy Road. It is shielded from the road by mature trees and shrubs. It is a well-established children’s play area dating from the development of the Trebble Park Estate. The space as a whole provides play opportunities for a wide</p>	5 min				x	<p>Safe play amenity serving housing estate. In regular use.</p> <p>Approx.2844sqm.</p>	



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	<p>range of ages and is well used by the estate community. It is maintained by SHDC. Small scale Improvements to the sport and play facilities are under consideration that will not compromise this designation.</p>								
<p>KLGS7 Bowcombe Amenity Space. Grid ref: SX 7445 4310 SHDC</p> 	<p>This waterside area serves a dual purpose; seating and a dinghy/kayak store and a slipway. This is also a key link in a largely off-road circular walk from the town, following the estuary edge at low tide to Bowcombe Creek from which several footpaths lead over high ground back to Kingsbridge. The space is managed by SHDC and by Salcombe Harbour Authority. Small scale improvements to the facilities are under consideration that will not compromise this designation.</p>	15min	x	x		x	x	<p>An amenity greatly used for leisure activities during the summer months. It also important for the boat club and the canoeing franchise.</p> <p>Approx.2642sqm</p>	<p>Right beside the SSSI &LNR designated estuary. Good invertebrate marine life on the sea wall. CWS.</p>
<p>KLGS8 Britton’s Field Grid ref: SX 7370 4365 SHDC</p>	<p>This recreational area, gifted to the Town in recent history, lies between the A379 road and the estuary edge. It is a sloping field with picnic tables, some with</p>	10min	x	x		x	x	<p>A tranquil picnic area and a viewing point over the</p>	<p>Next to the estuary SSSI and LNR</p>



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	<p>wheelchair access, and a number of seats. It has areas sown with wildflowers and hedges on the border with the estuary. There are beautiful views over the water to Park Bay where wading birds and a variety of ducks and geese can be seen.</p>							<p>estuary. Wheel chair access.</p> <p>Approx.1619sqm.</p>	
<p>KLGS9 St Thomas a Becket Cemetery. Grid ref: SX7391 4452 Diocese of Exeter</p> 	<p>The grounds and cemetery to the church, which was erected in the 13th C, creates a beautiful setting in an elevated position at the upper north east part of the Town. It is shielded from Church Street by walls with access only on foot creating a tranquil area where the congregation can assemble before and after services.</p>	10min	x	x	x			<p>Church in regular use.</p> <p>Approx.9481sqm</p>	
<p>KLGS10 Southville Cemetery Grid ref: SX 7426 4299 KTC</p>	<p>A beautiful standalone burial area on the outskirts of town overlooking the estuary affording long range views to the south. Benches are provided for quiet contemplation. The cemetery is home to</p>	10min	x	x	x		x	<p>Approx.5436sqm</p>	<p>Habitat for Greater Horseshoe Bat roost Slow Worm.</p>


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	<p>Autumn Lady's Tresses, which are small white Orchids (<i>Spiranthes Spiralis</i>). These grow in September in the unimproved neutral grassland. The crypt of the dismantled chapel is known to be a roost for greater horseshoe bats which have WCA, NERC, Bonn 11 and DBAP protection. Maintained by KTC.</p>							Autumn Ladies Tresses. Next to SSSI, LNR, OSWI	
<p>KLGS11 Montagu Road Play Area Grid ref: SX 7305 4427 SHDC</p> 	<p>Located on Montagu Road, off Redford Way and Higher Union Road. This is a popular children's play area and has just been re-equipped with modern play equipment.</p>	5 mins				x		Approx. 454sqm	Trees and bushes on perimeter with Redford Meadow Retirement Housing
<p>KLGS12 Homelands Amenity Space Grid ref: SX 7313 4456 SHDC</p>	<p>Located around Homelands Road, off Cookworthy Road. Now two green open amenity spaces.</p>	2 mins				x		Approx. 331sqm	



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<p>KLGS13 Church Street Gardens. Grid ref: SX 7353 4426. SHDC</p> 	<p>Located at the bottom of Church Street close to the centre of town. Has picnic benches and children’s play area. It is maintained and planted by local residents under the guidance of Kingsbridge in Bloom.</p>	2 mins	x	x	x	x		Approx. 206 Sqm. Site of the historic Dodbrooke cattle and sheep market.	Contains areas of bee and pollinator friendly planting, shrubs and trees.
<p>KLGS14 Private land at rear of the Old Vicarage, Plymouth Road, Kingsbridge. Grid Ref: SX 7335 4468 Privately owned by Mr M.Tozer and put forward by him.</p>	<p>Although a private space, it is a 0.2 hectare mature wood with substantial understory. It contains tall sycamore and ash trees, a few oaks and a 180 year old Monterey Pine. The understory consists of elder,</p>	5mins				x	High value wildlife habitat	The owner wishes to preserve this site. The wood, within the town boundary, and	Wildlife Haven but not designated.



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	<p>holly, privet and bramble. Climbers include ivy, honeysuckle and old man's beard. Ground cover includes a large area of winter heliotrope (<i>Petasites hybridus</i>), daffodils, bluebells, ferns and the scarce Italian Lords-and-Ladies (<i>Arum italicum</i>). Fallen trees, providing good habitat for beetles and fungi. This private land adjoins the South Hams owned verges on the East side of Cookworthy Road and the South side of Plymouth Road. These have more sycamore and ash trees, so the whole makes a larger area of benefit to residents and biodiversity.</p>							close to the busy Cookworthy Road, provides a good carbon sink, absorbs harmful traffic emissions and reduces traffic noise. It supports a good mix of wildlife, Goldcrests and three tit species feed in the Monterey pine, and blackbirds, thrushes, robins and chaffinches on other shrubs. Approx. 2000sqm	
<p>KLGS15 Cookworthy Museum Garden Fore Street Cookworthy Museum Trust. SX7340 4456</p>	<p>A walled garden to the rear of the Museum building which was the historic Kingsbridge Grammar School. This tranquil place has lawned and paved areas lined by substantial trees and shrubs and also the museum display of agricultural implements and machinery. The garden is also used for community and local club events.</p>	0 min	x	x	x			Approx.700sqm	



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<p>KLGS16 Embankment Gardens SHDC. SX7361 4397</p> 	Gardens running along the eastern side of the estuary. The area features the war memorial, many planters and raised beds, maintained by Kingsbridge in Bloom volunteers, the miniature railway, a sculpture public seating and many specimen trees. The grassed areas are maintained by SHDC.	0 min	x			x		This is a much used amenity space especially in the summer months. With a popular walk along the estuary from the town square. Approx. 2837sqm
<p>KLGS17 Wallingford Road Community Space. SHDC. SX7362 4391.</p>	This is play area to the rear of the houses on Wallingford Road (west side), and is an important asset to the immediate community. It is listed as SHDC asset PUR/28/13. The area is mainly grassed, tree lined area alongside the open stream, running down to the estuary.	0 min						



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<p>KLGS18 Trebble Park Allotments. SX7301 4470</p> 	<p>Local allotment space accessed from Crispin Road. 6 Full size 35 half size plots. As of 28-4-21, KTC confirm full occupancy with 18 applicants on waiting list.</p>	0 min			x		x Local food production	This is an example of a community space making a significant contribution to healthy living.


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WEST ALVINGTON									
<p>WALGS1 Townsend Road/Close. Live West.</p> 	<p>This is a valuable amenity space for informal play and recreation for the local community. It comprises open grass space with well-established trees.</p>	0 min	x	x		x		Approx. 245m2	AONB
<p>WALGS2 Green space behind the Village Hall, West Alvington PC</p> 	<p>This important space at the centre of the village between the Village Hall and Primary School is used as the playground for the Primary School as well a general amenity space. It's importance is reflected in the WAPC OSSR Plan (Appendix 25b) There are plans to add additional play and recreational equipment however this will not comprise this designation.</p>	0 min			x	x		Approx. 900m2 Health and wellbeing for the community	AONB

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<p>WALGS3 to the east of the Village Hall. West Alvington Parish Council</p> 	<p>A valuable but small amenity space at the centre of the village. Plans to develop it as a small area with seats (using Section 106 funds) as reflected in the WAPC OSSR Plan (Appendix 25b) for public use will not compromise this designation.</p>	0 min				X		Approx.150m2	AONB
<p>WALGS4 Strip of land with trees off the footpath along Home Field. Live West.</p> 	<p>This amenity space was planned and created when Home Field was developed and provides a wildlife friendly screening between existing houses and the new housing development.</p>	1 min	X	X		X	X	Approx. 560m2	AONB


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<p>WALGS5 Small copse Mr & Mrs Horton.</p> 	<p>This is a small seating area and view point overlooking West Alvington village. This privately owned land located at the top of Footpath 5 is a popular stopping point and picnic spot and is the location of Locally Important View WAV8.</p>	5 min	x	x		x	x	Approx.70m2	AONB
CHURCHSTOW									
<p>CLGS1 Land west of St Mary's Church behind Bus stop. SX71204590 CPC.</p>	<p>This amenity area at the centre of the village includes the bus shelter and provided an attractive setting for St Mary's Church and opposite the Church House Inn (PH)</p>	0 min	x		x			Area approx.. 480sqm	AONB
<p>CLGS2 Grass area adjacent to 24 & 25 Glebelands and at road junction with Tithe Hill. SX71064573 and SX71094579. CPC.</p>	<p>This Large grassed verge areas is periodically rich in wild flowers and is enjoyed by the community and used as a children's play area.</p>	2 min	x	x				Area approx. 485 sqm	AONB

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OPEN SPACE AND RECREATION

<p>KOSR1 Kingsbridge Lawn Tennis Club Private Club. SX7371 4399</p> 	<p>Kingsbridge Lawn Tennis Club is an LTA registered, all inclusive, member-owned tennis club to the rear of houses on Ebrington Street. It is a recreational asset for the town and wider community.</p>	0 min				x		Approx. 1769m2	
<p>KOSR2 Kingsbridge Community College Sports Fields. 3 Campus sites, SX7331 4386, SX7291 4389, SX7269 4391 plus Belle Hill site, SX7423 4526</p>	All Weather Pitch								
<p>KOSR3 Kingsbridge Community College</p>	Area adjacent to tennis courts (old cricket pitch)								
<p>KOSR4 Kingsbridge Community College</p>	Rugby Pitch (in West Alvington Parish)								
<p>KOSR5 Kingsbridge Community College</p>	Rugby Pitch at Belle Hill								

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Explanation of Abbreviations

SHDC	South Hams District Council	KTC	Kingsbridge Town Council	WAPC	West Alvington Parish Council	CPC	Churchstow Parish Council
AONB	South Devon Area of Outstanding Natural Beauty						
CPA	Coastal Preservation Area						
DUC	Devon Undeveloped Coast						
SSSI	Site of Special Scientific Interest						
SHDC	South Hams District Council						
RIGS	Regionally Important Geological Site						
LB	Listed Building						
LNR	Local Nature Reserve						
CA	Conservation Area						
TPOs	Tree Preservation Orders						

Protection for named species.

Bats, including greater horseshoe bats.	WCA 5,6 ; NERC 41; Bonn 11; DBAP.
Otters.	WCA 5; NERC 41; EC 11a, 111a; Bern 111; DBAP.
Hedgehog.	NERC 41; Bern 111; UKPAB (P).
European eel.	NERC 41; UKPAB (P).
Slow worms.	WCA 5; (KIS); NERC 41; Bern111; UKPAB (P).
Autumn Lady's Tresses (x = Development control species.)	DN2.
WCA.	Wildlife & Countryside Act 1981. Numbers refer to Schedules.
NERC 41.	Natural Environment and Rural Communities Act (2006).
Bonn 11.	Convention on the conservation of Migratory Species. Appendix 11.
Bern 111.	Convention on the conservation of European Wildlife and Natural Habitats. Appendix 111.
UKBAP (P).	United Kingdom Biodiversity Action Plan, priority species.
DN2.	Devon Notable species in Atlas of Devon Flora.