

Looe NDP Local Green Space Assessment

1. Introduction. The NPPF 2019 says in para 99 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 100 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. 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.

4. What is reasonable proximity and how big can a Local Green Space be ? NPPF Para 100 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.'*

5. 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'*.

6. In an attempt to arrive at a meaningful definition we can make reference to Natural England's Accessible Natural Greenspace Standards (ANGSt) 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. 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, the only exceptions being where there is a strong justification in terms of landscape character and historic environment.

7. Is the list of special and significant characteristics that may justify designation as a Local Green Space exclusive? NPPF Para 100 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*'.

8. 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'.

9. 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..... Landowners will have opportunities to make representations in respect of proposals in a draft plan*'.

10. It seems reasonable therefore to take the view that the fact that a green space may be not be publicly accessible nor in private ownership does not preclude it 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

11. 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 prevent planning applications which are demonstrably addressing an identified need.

12. 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*'.

13. 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.'*

14. What policy should be applied to Local Green Spaces? Para 101 of the NPPF adds 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.'*

15. The NPPF approach to Green Belts is explicit: Para 143 says that *'Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances'*. Para 144 says that *'When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. '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.'*

16. The NPPF goes on, in Para 145 to say that the construction of new buildings in the Green Belt should be regarded as inappropriate. The only exceptions are:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) 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;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites) and
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - not have a greater impact on the openness of the Green Belt than the existing development; or
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

17. Para 146 lists various forms of infrastructure development considered to be appropriate in Green Belts, and Para 147 says that renewable energy projects are inappropriate.

18. The NDP Policy proposed to be applied to Local Green Spaces says that *'Development that would harm the openness or special character of a Local Green Space or its significance and value to the local community will not be permitted unless there are very special circumstances which outweigh the harm to the Local Green Space'*. **Note that this extends beyond the impact of proposals within LGS sites, but also the impact of proposals nearby which may impact on them.**

19. 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'*.

20. Proposed green spaces: Following the assessment below, the Looe NDP 2021 proposes the list of Green Spaces given at Appendix A.

1. Bowling Green, Hannafore
2. Tennis Club, Hannafore, West Looe
3. West Looe Downs
4. West Looe Woods
5. Sunrising
6. Big Green Sunrising
7. Limmicks Road, Barratts site
8. Wooldown, Eastcliffe,
9. Land to East of Church Hall
10. Adjoining Salter Close
11. Millpool
12. North View
13. Plaidy
14. Polvellan Woods
15. Woodlands Way
16. Lower Goonrea
17. Fairfields
- 18 - 23 Churchlands Estate

- 24. Downs Cemetery
- 25. Hannafore Sea Front
- 26. Hannafore Hill Sides

NOTE: The following Article 4 Directions apply in Looe:

https://map.cornwall.gov.uk/reports_Article4/AD4222.pdf

https://map.cornwall.gov.uk/reports_Article4/AD4221.pdf



Aerial view of Looe demonstrating how important the river valley and coastal morphology is to the landscape and historic setting of the town.

Protected Green Space Reference	Protected Green Space name and address
PGS 1	Bowling Green, Hannafore
Owner:	Cornwall Council, part leased to Looe Bowling Club, pet Putting Green
Management Status:	Maintained bowling club green and pavilion, putting green.
General description:	Bowling club site comprises green and pavilion, plus area of well maintained green space, set amongst Hannafore Estate, overlooked by houses, views across the sea and Looe Island.
Approximate area:	0.63ha

Map:



Basic Requirements Assessment

Criteria and reason for protection	Yes/No/Comment
Statutory/Local Designations/Policy Area	Yes. Within Looe Conservation Area and Area of Great Landscape Value
Allocated for development in LP, DPD or NDP?	No

Planning Applications or Permissions.	Yes. PA18/08481 Extension to the clubroom to incorporate a disabled access extension for the replacement of toilets including the disabled toilet, changing rooms and kitchen.
Is the Open Space in reasonably close proximity to the community it serves?	Yes. Immediately adjacent to residential area, well patronized by local people, and also of use to visitors to Hannafore Sea Front.
Is the Open Space demonstrably special and hold a particular local significance for one or more of the following reasons?	
Beauty?	Yes. Forms an attractive part of the traditional 1930s 'seaside holiday' character and spacious layout of Hannafore Estate. The Looe Conservation Area Appraisal says that 'The open spaces associated with the Hannafore continue the theme of the managed, semi-natural landscaping of the coastline and surroundings of Looe'
Historic significance?	Yes. Part of the purpose built Hannafore estate, designed by noted Cornish architect Joseph Thomas who made a number of significant contributions to the development of the town in the late 19th Century including the scenic Hannafore Road, the present line and extent of the quayside in West Looe (as far south as St Nicholas' church), the present form of the Banjo Pier and other prominent aspects of the character of the town.
Recreational value (inc as a playing field)?	Yes. Bowls and putting greens well patronized by local people, and also of use to visitors to Hannafore Sea Front.
Tranquility?	Yes. The area generally is low key and an atmosphere of relaxation pervades. Both sports played here are about quiet enjoyment that fits well with the local character.
Richness of wildlife?	Non identified.
Any other reason??	No
Is it an extensive tract of land?	No
SUMMARY: The site is an integral green space within the distinctive built and historic character of the Hannafore Estate, providing recreational opportunities to both local residents and visitors.	





Protected Green Space Reference	Protected Green Space name and address
2.	Tennis Club, Hannafore, West Looe
Owner:	Looe Tennis Club
Management Status:	Community based (Trustee owned) amateur Tennis Club.
General description:	Comprises 5 hard surface tennis courts enclosed by 2m high wire mesh fence, plus pavilion, set slightly up above main Marine Drive road. In very good maintenance.
Approximate area:	0.3ha

Map:



Basic Requirements Assessment

Criteria and reason for protection	Yes/No/Comment
Statutory/Local Designations.	Yes. Within Looe Conservation Area and Area of Great Landscape Value
Allocated for development in LP, DPD or NDP?	No
Planning Applications or Permissions.	No.
Is the Open Space in reasonably close proximity to the community it serves?	Yes. Immediately adjacent to residential area, well patronized by local people.
Is the Open Space demonstrably special and hold a particular local significance for one or more of the following reasons?	
Beauty?	Yes. Forms an attractive part of the traditional 1930s 'seaside holiday' character and spacious layout of Hannafore Estate, along with the Island View Café to its east. The Looe Conservation Area Appraisal says that 'The open spaces associated with the Hannafore continue the theme of the managed, semi-natural landscaping of the coastline and surroundings of Looe'

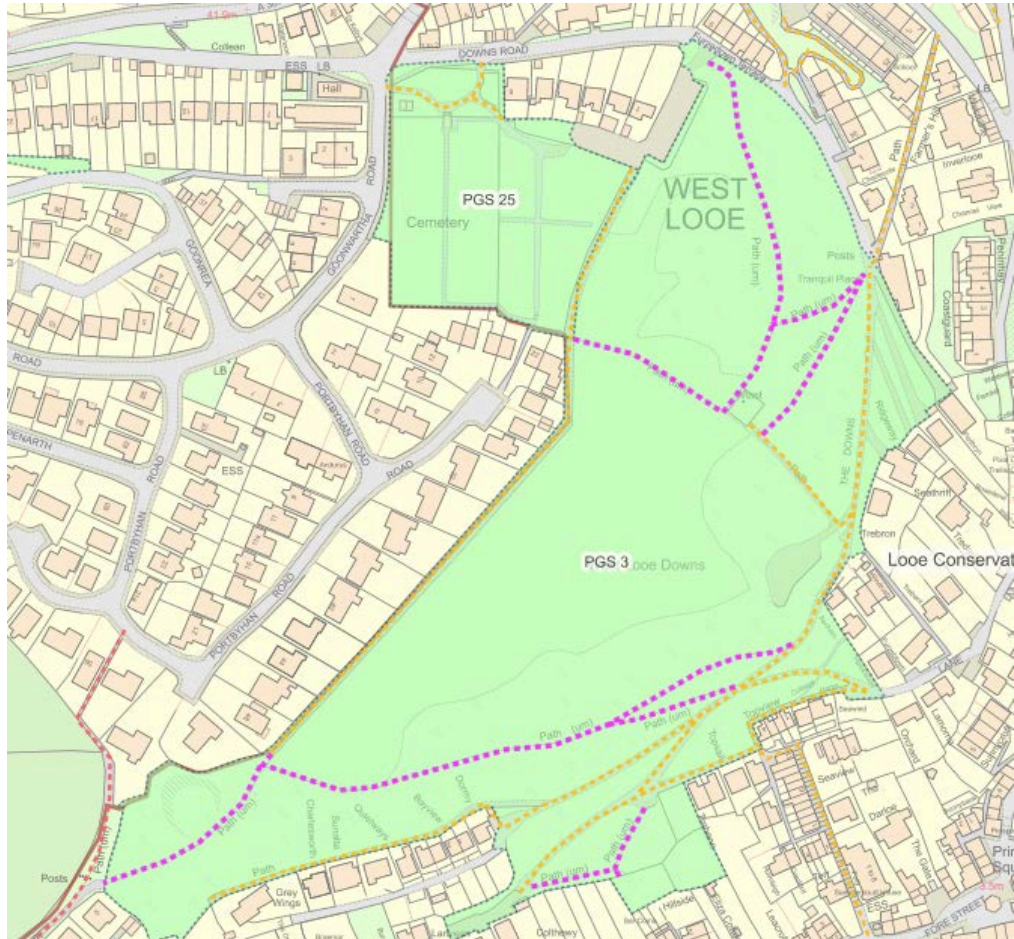
Historic significance?	Yes. Part of the purpose built Hannafore estate, designed by noted Cornish architect Joseph Thomas who made a number of significant contributions to the development of the town in the late 19th Century including the scenic Hannafore Road, the present line and extent of the quayside in West Looe (as far south as St Nicholas' church), the present form of the Banjo Pier and other prominent aspects of the character of the town.
Recreational value (inc as a playing field)?	Yes. Tennis Club is well patronized by local people.
Tranquility?	No.. This part of Hannafore is generally a little more busy than elsewhere, featuring two cafes and the Coastguard Lookout Point, and Public Conveniences.
Richness of wildlife?	Non identified.
Any other reason??	No.
Is it an extensive tract of land?	No.
SUMMARY: An important recreational resource that also forms an important part of the character of this seaside residential area.	





Protected Green Space Reference	Protected Green Space name and address
3.	West Looe Down
Owner:	West Looe Town Trust
Management Status:	Maintained tree lined downland.
General description:	West Looe Down is an area of hilltop open grassland flanked by woodlands on its lower slopes.
Approximate area:	5.9ha


Map:



Basic Requirements Assessment

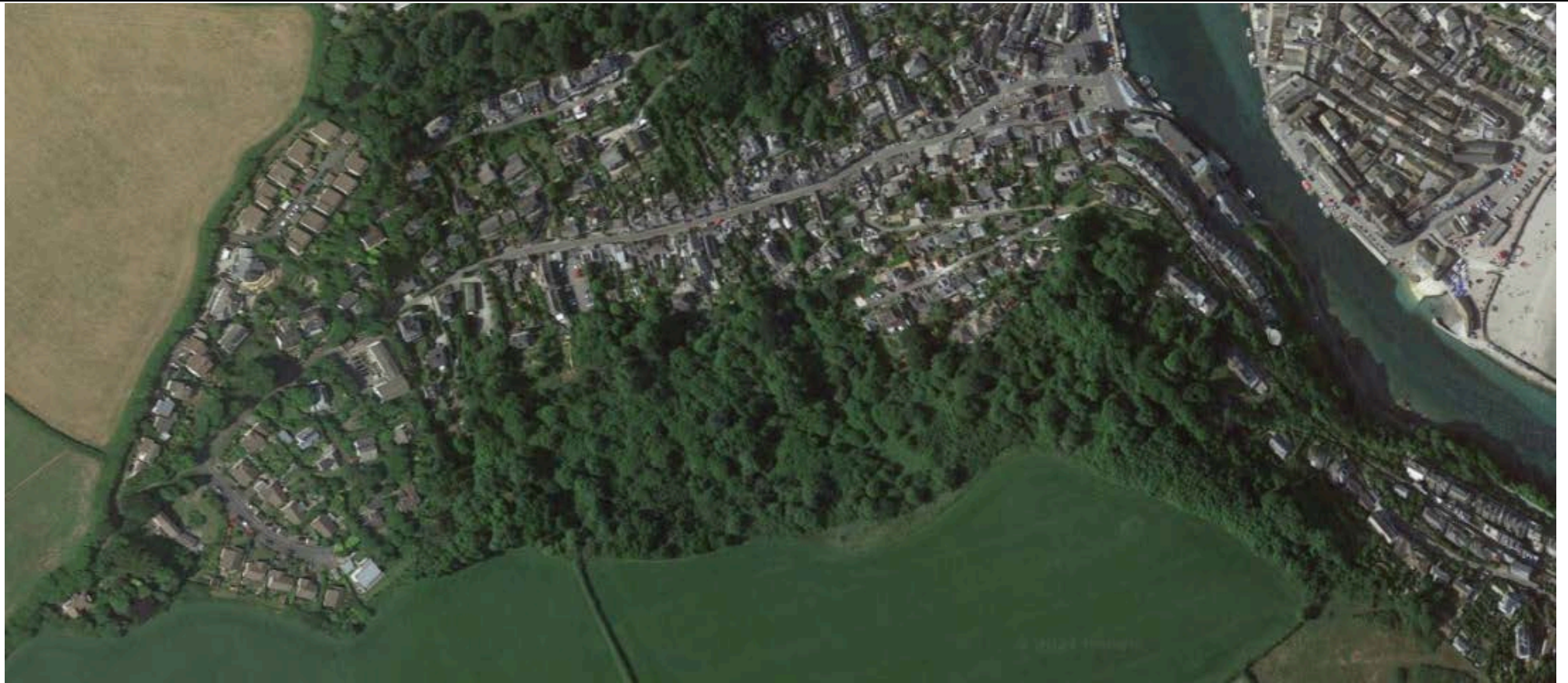
Criteria and reason for protection	Yes/No/Comment
Statutory/Local Designations.	Yes. Within Looe Conservation Area and Area of Great Landscape Value
Allocated for development in LP, DPD or NDP?	No
Planning Applications or Permissions.	No.
Is the Open Space in reasonably close proximity to the community it serves?	Yes. Immediately enclosed by residential areas on three sides, well patronized by local people.
Is the Open Space demonstrably special and hold a particular local significance for one or more of the following reasons?	

Beauty?	Yes. West Looe Down is one of the tracts of hill side and hill top land and woods that result from the deeply incised river valley morphological character of Looe that is so distinctive and contribute significantly to the distinctive sense of place that Looe enjoys.
Historic significance?	Yes. Disenfranchisement of the ancient manorial boroughs though the Reform Act of 1832 necessitated a redistribution of minor land holdings, which in the case of West Looe was made by a Declaration of Trust. In 1869 the Duchy of Cornwall initiated the conveyance of the lands formerly belonging to the Corporation of the Borough of West Looe, together with the former common grazing land of West Looe Downs, for the benefits of the inhabitants of West Looe. The continuing enjoyment of this area by townsfolk is a direct link with the medieval past.
Recreational value (inc as a playing field)?	Yes. The area is crossed by several paths and well used for walking and relaxing.
Tranquility?	Yes. West Looe Down is a quiet place located above the hustle-and bustle of the busy seaside town and harbour.
Richness of wildlife?	The wooded areas are identified as on the Priority Habitat Inventory as deciduous woodland, and in view of the historic status of the site could be quite old and species rich.
Any other reason??	No.
Is it an extensive tract of land?	At 5,9ha is one of the larger sites around Looe but its role in the distinctive character of Looe, along with its historic and recreational significance, justify inclusion as a Local Green Space.
SUMMARY: The role of this site in the distinctive character of Looe, along with its historic significance and recreational value justify inclusion as a Local Green Space, which will help to ensure that the impact upon it of any planning proposals in the vicinity will be considered.	

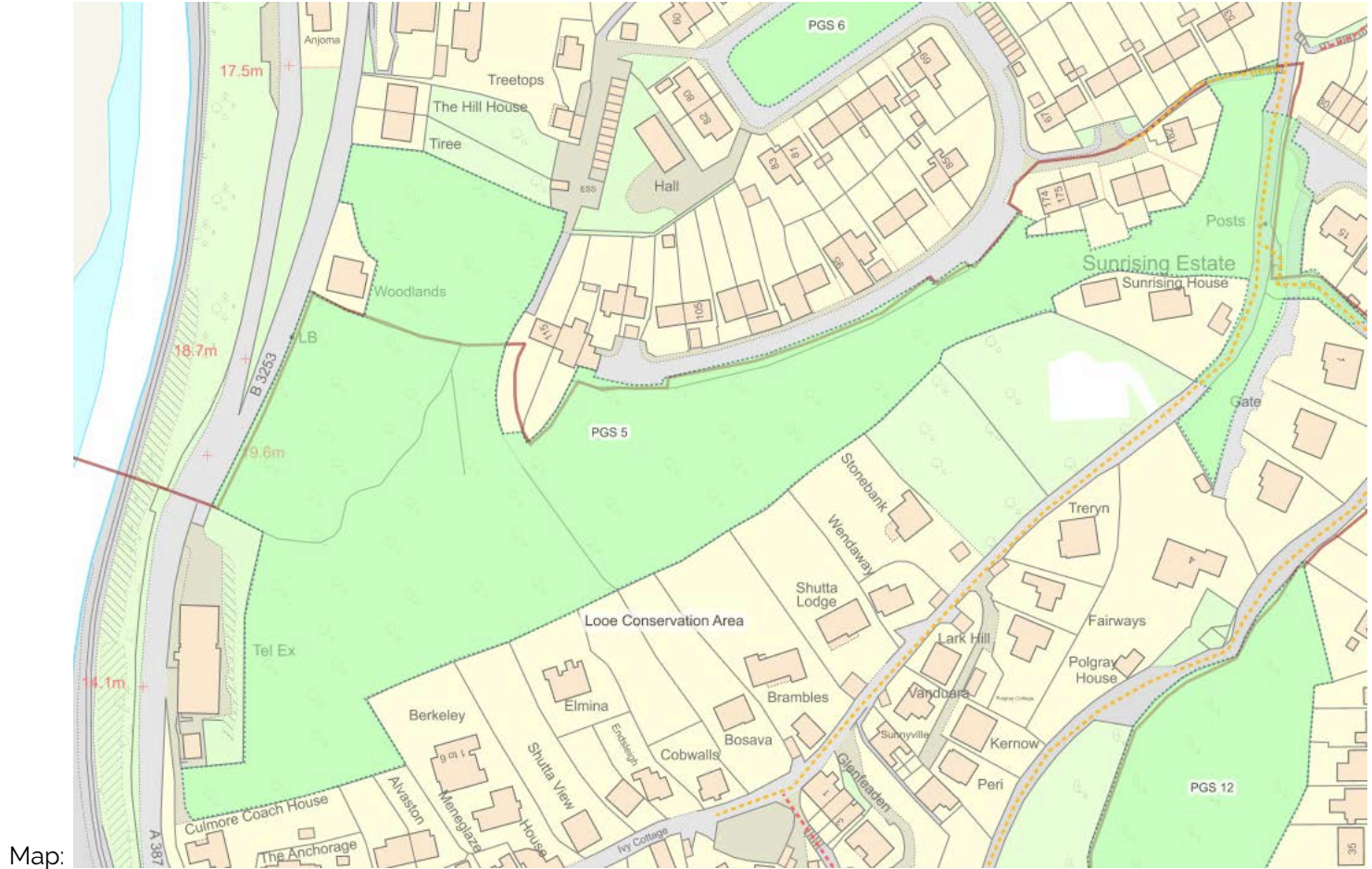
Protected Green Space Reference	Protected Green Space name and address
4.	West Looe Woods
Owner:	Private in 12 different cadastral parcels.
Management Status:	Largely low management regime or taken into residential curtilages as wooded garden extensions
General description:	Area of hillside woodlands and mature scrub overlooking residential properties to the west, north and east. Dominates over West Looe Hill road at the core of the West Looe valley.
Approximate area:	5.1 ha
Map:	
Basic Requirements Assessment	
Criteria and reason for protection	Yes/No/Comment
Statutory/Local Designations.	Within Looe Conservation Area and Area of Great Landscape Value. Part is covered by 'Land At Penjoden Hannafore Lane West Looe Cornwall Tree Preservation Order 2009 (160440)'
Allocated for development in LP, DPD or NDP?	No.

Planning Applications or Permissions.	Various applications for tree works required because of Conservation Area status, or for small scale domestic outbuildings etc.
Is the Open Space in reasonably close proximity to the community it serves?	No public access but provides an important part of the setting of West Looe and the town generally that local people enjoy.
Is the Open Space demonstrably special and hold a particular local significance for one or more of the following reasons?	
Beauty?	Yes. West Looe Woods is one of the tracts of hill side land and woods that result from the deeply incised river valley morphological character of Looe that is so distinctive and contribute significantly to the distinctive sense of place that Looe enjoys (see photographs). A critical part of the setting for the Looe Conservation Area, and particularly the historic ancient settlement of West Looe, which hosts many Listed Buildings and other historic assets.
Historic significance?	Yes. Not as specifically evidenced as West Looe Down but as can be seen from the photographs still of importance to the historic setting of West Looe.
Recreational value (inc as a playing field)?	No. No public access.
Tranquility?	Yes. Provides a quiet setting for the many historic properties along the south side of West Looe Hill.
Richness of wildlife?	The wooded areas are identified as on the Priority Habitat Inventory as deciduous woodland, and in view of the historic status of the site could be quite old and species rich.
Any other reason??	No.
Is it an extensive tract of land?	At 5,1 ha is one of the larger sites around Looe but its role in the distinctive character of Looe, along with its historic significance, justify inclusion as a Local Green Space.
SUMMARY: The role of this site in the distinctive character of Looe, along with its historic significance justifies its inclusion as a Local Green Space, which will help to ensure that the impact upon it of any planning proposals in the vicinity will be considered.	





Protected Green Space Reference	Protected Green Space name and address
5.	Sunrising
Owner:	Cornwall Council and private (as woodland garden extension).
Management Status:	Maintained woodland.
General description:	Steep hillside woodlands on north side of Shutta ancient settlement.
Approximate area:	2.3 ha



Map:

Basic Requirements Assessment

Criteria and reason for protection	Yes/No/Comment
Statutory/Local Designations.	Mostly within Looe Conservation Area, All in Area of Great Landscape Value.
Allocated for development in LP, DPD or NDP?	No.

Planning Applications or Permissions.	Permission for dwellings adjoining Woodlands refused 2009. Otherwise no history.
Is the Open Space in reasonably close proximity to the community it serves?	No formal public access. However, in landscape terms is set amongst residential development.
Is the Open Space demonstrably special and hold a particular local significance for one or more of the following reasons?	
Beauty?	Yes. Sunrising Woods are one of the tracts of hill side land and woods that result from the incised river valley character of Looe (see photographs) and part of the setting for the Looe Conservation Area, and particularly the historic ancient settlement of Shutta, usefully separating this off from the more extensive residential areas on the upper slopes and hilltop.
Historic significance?	As above. Just outside of the site, in the grounds of the telephone exchange to the west is the location of a Bronze Age barrow noted on the Historic Environment Record.
Recreational value (inc as a playing field)?	No formal public access
Tranquility?	Yes, Provides a quiet setting for the surrounding residential areas.
Richness of wildlife?	The woods are identified as on the Priority Habitat Inventory as deciduous woodland,
Any other reason??	No.
Is it an extensive tract of land?	No.
SUMMARY: The role of this site in the distinctive landscape character of Looe, justifies its inclusion as a Local Green Space, which will help to ensure that the impact upon it of any planning proposals in the vicinity will be considered.	



Protected Green Space Reference	Protected Green Space name and address
6.	Big Green Sunrising
Owner:	Cornwall Council
Management Status:	Maintained public open space
General description:	Plain grassed low maintenance area within Parker-Morris Standard post-war council estate. Unequipped but provides opportunity for play, kick-about etc. Is also an integral part of the generous layout typical of council house development of the later 1950s/early 60s. Relieves the straight-lined pattern and provides a 'village green' like space amongst the housing.
Approximate area:	0.14ha



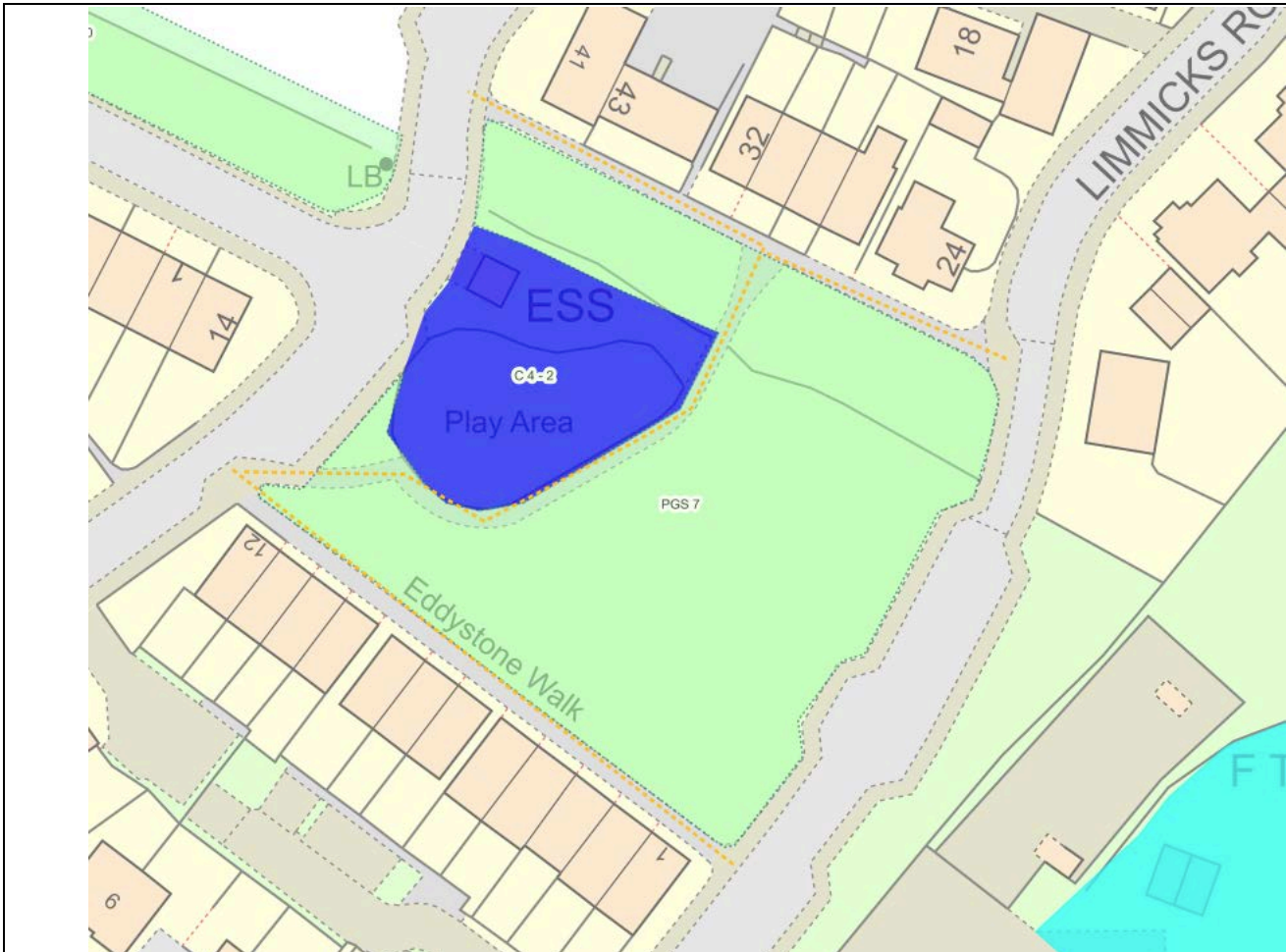
Basic Requirements Assessment	
Criteria and reason for protection	Yes/No/Comment

Statutory/Local Designations.	Yes. All in Area of Great Landscape Value.
Allocated for development in LP, DPD or NDP?	No.
Planning Applications or Permissions.	No.
Is the Open Space in reasonably close proximity to the community it serves?	Yes, Integral within residential estate.
Is the Open Space demonstrably special and hold a particular local significance for one or more of the following reasons?	
Beauty?	No. However does provide an opportunity for enhancement (landscaping, tree-planting etc).
Historic significance?	No.
Recreational value (inc as a playing field)?	Yes. Unequipped but provides opportunity for play, kick-about etc.
Tranquility?	No.
Richness of wildlife?	No.
Any other reason??	Yes. Provides a 'village green' like space amongst the housing where opportunities for play and social gathering may occur.
Is it an extensive tract of land?	No.
SUMMARY: An integral part of the generous layout typical of council house development of the later 1950s/early 60s. Relieves the straight-lined pattern and provides a 'village green' like space amongst the housing and provides some opportunity for gathering and play which will aid social cohesion.	





Protected Green Space Reference	Protected Green Space name and address
7.	Kimlers Way/Limmicks Road, Barratts site
Owner:	Management Company
Management Status:	Maintained public open space within part of the Barretts Kimlers Way/Limmicks Road Road development.
General description:	Public Open Space provided and laid out under the terms of a planning agreement by Barratts (App No. PA10/03413) maintained by Cornwall Council. Comprises green space surrounding an equipped play area.
Approximate area:	0.025ha



Map:

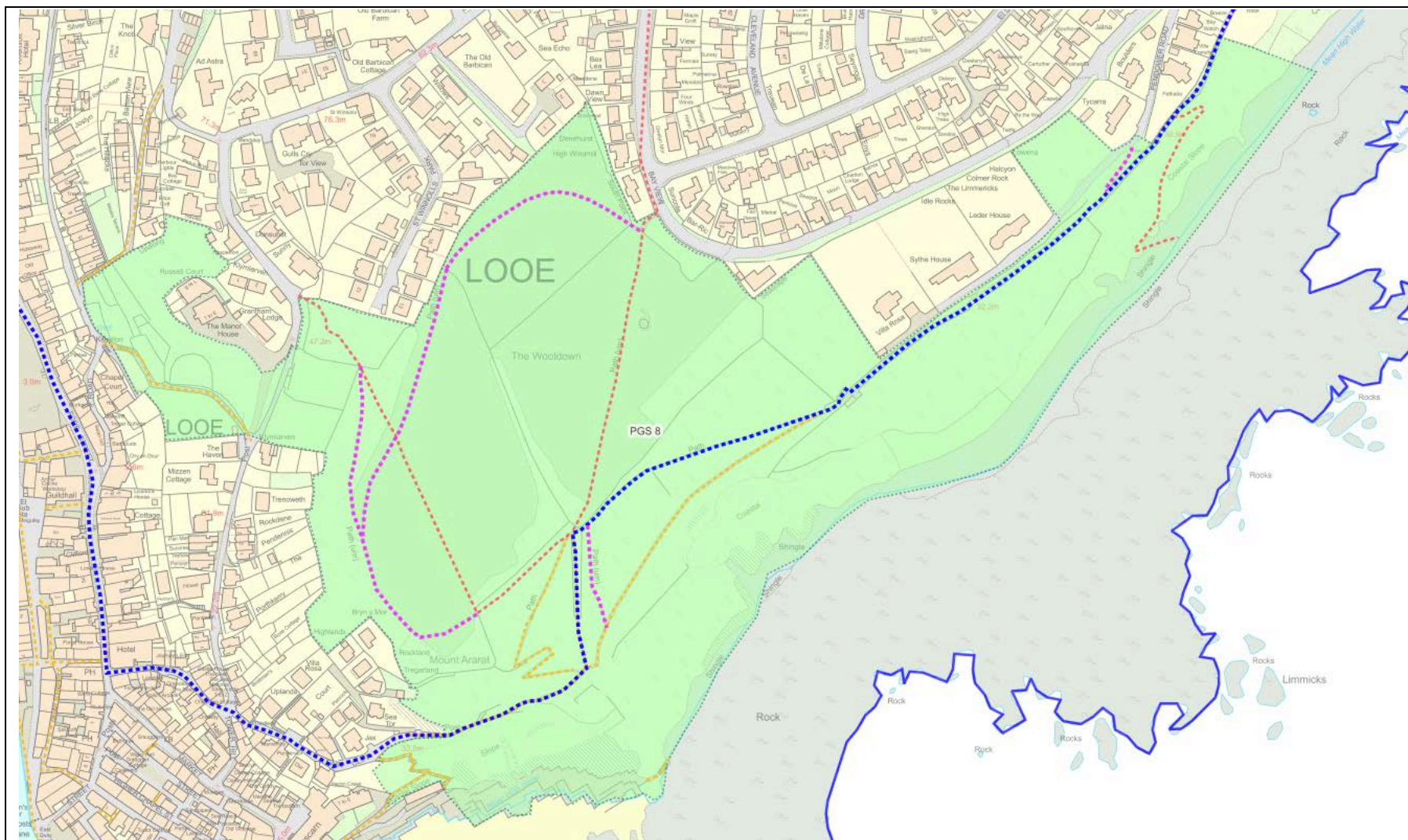
Basic Requirements Assessment	
Criteria and reason for protection	Yes/No/Comment
Statutory/Local Designations.	Yes. All in Area of Great Landscape Value.
Allocated for development in LP, DPD or NDP?	No.
Planning Applications or Permissions.	Yes. Site provided as part of planning permission and legal agreement for the surrounding residential development.
Is the Open Space in reasonably close proximity to the community it serves?	Yes, Integral within residential estate.
Is the Open 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. Provides opportunities for play along with equipped play space that it surrounds,, and for social interaction.
Tranquility?	No.
Richness of wildlife?	No.
Any other reason??	No.
Is it an extensive tract of land?	No.

SUMMARY: Small but useful area of green space linked to an equipped play area.



Protected Green Space Reference	Protected Green Space name and address
8.	Wooldown, Eastcliffe, Mount Ararat.
Owner:	East Looe Town Trust, Various private.
Management Status:	Partly maintained, area penetrating above town naturally regenerated.
General description:	Area of open downland with well wooded fringes, laying atop steep scrub and woodland cliffs running down to sea level., surrounded by residential properties on 3 sides. Part penetrates the built-up area where it forms a backdrop to east Looe Town Centre and the Harbour (see photos).
Approximate area:	13 ha



Basic Requirements Assessment	
Criteria and reason for protection	Yes/No/Comment
Statutory/Local Designations.	Yes, most is within Looe Conservation Area. Entirely within Area of Great Landscape Value. Part within Coastal Erosion Zone [100year + 10m]. Tree Preservation Order No 9 covers part.
Allocated for development in LP, DPD or NDP?	No.

Planning Applications or Permissions.	PA19/07490 – [Relating to the area of the LGS projecting north above the town centre]. Demolition of derelict outbuilding and redevelopment of the site to provide four dwellings, access, parking, landscaping, gardens / courtyards and associated infrastructure. Refused 22 Nov 2019. Appeal Dismissed. https://planning.cornwall.gov.uk/online-applications/files/BE83F6C2CB7E8F6D3365997C47FEFF5F/pdf/PA19_07490-DISMISSED-5171905.pdf PA14/07767 Construction of new Beach House as ancillary accommodation. Refused Jan 2015 https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=NACD52FGJ1000	
Is the Open Space in reasonably close proximity to the community it serves?	Central area crossed by PROW and permissive pathways.	
Is the Open Space demonstrably special and hold a particular local significance for one or more of the following reasons?		The view
Beauty?	Yes. The Wooldown is one of the tracts of hilltop land, woods and cliffs that result from the deeply incised river valley and coastal cliff character of Looe that is so distinctive and contribute significantly to the distinctive sense of place that Looe enjoys. The site is widely visible from a number of vantage points, including from Looe Bridge where it falls within an expansive view towards the estuary, and from Hannafore, where it is part of the sweeping undeveloped coastal vista bracketing Whitsand Bay. This has been a deciding factor in the history of planning decisions affecting the site.	
Historic significance?	Yes. A critical part of the setting for the Looe Conservation Area, and particularly the historic ancient settlement of East Looe, which hosts many Listed Buildings and other historic assets. A Bronze Age barrow site on the hill top is recorded in the Historic Environment Record, as are the sites of a post-medieval ropewalk, and four sites of WW2 coastal defence emplacements.	
Recreational value (inc as a playing field)?	Yes. The area is crossed by PROW, several permissive paths and the SW Coastal Footpath. It is well used for walking and relaxing.	
Tranquility?	Yes. The Wooldown is a quiet place located above the hustle-and-bustle of the busy seaside town and harbour.	
Richness of wildlife?	The Priority Habitat Inventory identifies the wooded areas as deciduous woodland, and the steeper hill sides as the Maritime Cliffs and Slopes. Below these the site links with Intertidal Foreshore and the Looe Marine Conservation Zone. The whole area is identified as being part of the 'patches' of primary and associated habitat which is likely to be suitable for creation of primary habitat and where action to expand and join up existing habitat patches and improve the connections between them can be targeted.	
Any other reason??	No.	
Is it an extensive tract of land?	At 13 ha the site is larger than most Local Green Spaces. However its role in the distinctive character of Looe, along with its historic, recreational and habitat significance, justify inclusion as a Local Green Space.	

SUMMARY: There is clear justification for the inclusion of this area as a Local Green Space. In the decision letter on application PA19/07490 the Inspector said 'An appeal is not the mechanism via which to assess whether a neighbourhood plan policy is in general conformity with the strategic priorities of a Local Plan, or otherwise complies with applicable basic conditions. Nevertheless, by virtue of my finding in paragraph 23, logically the scheme would also conflict with emerging LP policy PGS1 (albeit that has not influenced my decision)'.









Protected Green Space Reference	Protected Green Space name and address
9.	Land to East of Church Hall
Owner:	Glebe land. Private – Diocesan Board.
Management Status:	Maintained as part of Church Hall
General description:	Small flat rectangular field to east of Church Hall, Enclosed by hedges.
Approximate area:	0.002ha



Basic Requirements Assessment	
Criteria and reason for protection	Yes/No/Comment
Statutory/Local Designations.	Within AGLV. 100m from Grade 1 Listed St Martins Church

Allocated for development in LP, DPD or NDP?	No.
Planning Applications or Permissions.	PA18/08811Land East of St Martins Church Hall Church Lane St Martin Cornwall PL13 1NX - Installation of spray concrete skate park. Withdrawn 6 December 2018 after representations concerning traffic, road safety, noise, distance from client community etc.
Is the Open Space in reasonably close proximity to the community it serves?	Detached from main bulk of East Looe but located alongside Church Hall, Church and Graveyard and able to serve users of those facilities.
Is the Open 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. Of use to users of adjoining facilities.
Tranquility?	No.
Richness of wildlife?	No.
Any other reason??	No
Is it an extensive tract of land?	No.
SUMMARY: Small area of green space related to Church Hall of use to users of the hall.	

Photos



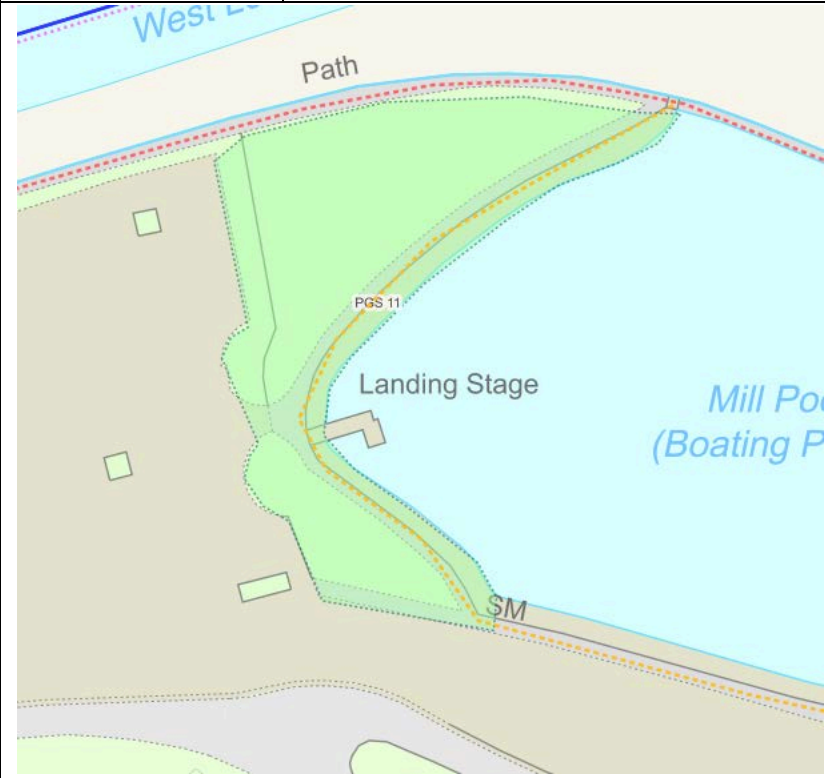
Protected Green Space Reference	Protected Green Space name and address
10.	Adjoining Salter Close
Owner:	Private – Diocesan Board.
Management Status:	Maintained.
General description:	Remains of agricultural fields taken for Barratts housing development, and area allocated in the Looe NDP for housing, located to the east and south. Site slopes to west and north-west beyond which there is an Ancient Woodland (St Martins wood).
Approximate area:	2.0 ha



Basic Requirements Assessment	
Criteria and reason for protection	Yes/No/Comment
Statutory/Local Designations.	Within AGLV. Woodland to west is covered by Morval And Tenant (Cornwall) Tree Preservation Order 1957 (160205)
Allocated for development in LP, DPD or NDP?	Site immediately adjoining to east is proposed allocation for housing in the Looe NDP.
Planning Applications or Permissions.	None.

Is the Open Space in reasonably close proximity to the community it serves?	Immediately adjoining.
Is the Open 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)?	Not at present.
Tranquility?	No.
Richness of wildlife?	Yes. Provides a buffer between new development to the east and the Ancient St Martins Wood.
Any other reason??	Yes. Site may be able to provide extension to public access land serving the new development in future.
Is it an extensive tract of land?	No.
SUMMARY: The site forms a useful green space sited alongside extensive and expanding area of modern development, acts a buffer between that development and the adjacent Ancient Woodland and may be a useful addition to publicly accessible green space in the future.	

Protected Green Space Reference	Protected Green Space name and address
11.	Millpool
Owner:	Cornwall Council
Management Status:	Maintained by Cornwall Council
General description:	Flat green space to west of Mill Pool Boating Pond. Includes picnic tables and seating, and also the approach to the Boating Lake landing stage.
Approximate area:	0.3 ha

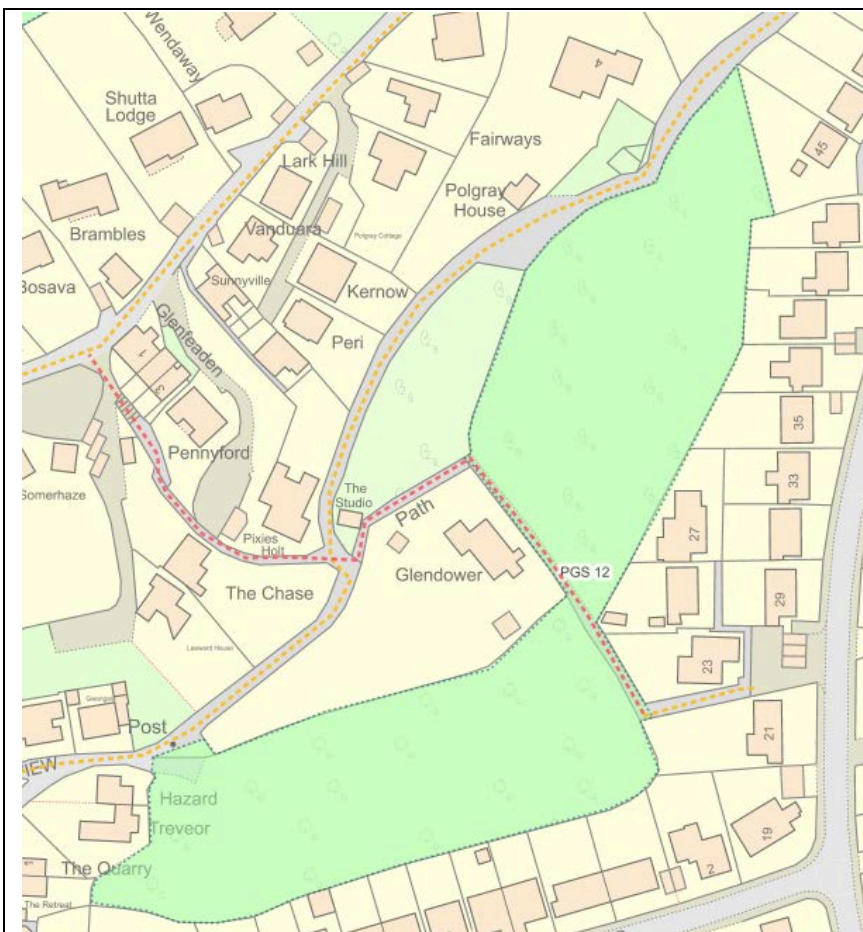


Basic Requirements Assessment

Criteria and reason for protection	Yes/No/Comment
Statutory/Local Designations.	Yes. In AGLV, Looe Conservation Area.
Allocated for development in LP, DPD or NDP?	No
Planning Applications or Permissions.	E2/04/00041/FUL Construction of skateboard park and enclosure. Approved 14 Apr 2004 PA18/04678 Temporary wooden shed to be sited during the summer period to support leisure activities during the day and to provide a base for a security guard overnight. Approved 20 Jul 2018 PA20/02353/PREAPP Planning Performance Agreement Looe to Liskeard multi use Trail. Awaiting decision.
Is the Open Space in reasonably close proximity to the community it serves?	Yes. At main tourist car park and easily accessible for local community.
Is the Open Space demonstrably special and hold a particular local significance for one or more of the following reasons?	
Beauty?	Yes. Pleasant area of green space set within the wide wooded valley vistas across the confluence of the West and East Looe Rivers.
Historic significance?	Yes, as part of the Millpool boating pond, which is the vestige of the much larger tidal mill pool that is now occupied by the Mill Pool Car Park, which helps understanding of the historic past of this location and the history of Looe.
Recreational value (inc as a playing field)?	Yes, as part of the Mill Pool boating pond and on the route of the PROW along the river edge.
Tranquility?	No.
Richness of wildlife?	No.
Any other reason??	No.
Is it an extensive tract of land?	No.
SUMMARY: An integral part of the Mill Pool complex that adds to the leisure opportunities available to residents and visitors to Looe.	



Protected Green Space Reference	Protected Green Space name and address
12.	North View
Owner:	
Management Status:	<i>(ie public open space, maintained kerbside, private garden, woodland, parkland, playing pitch etc)</i>
General description:	
Approximate area:	1.0 ha

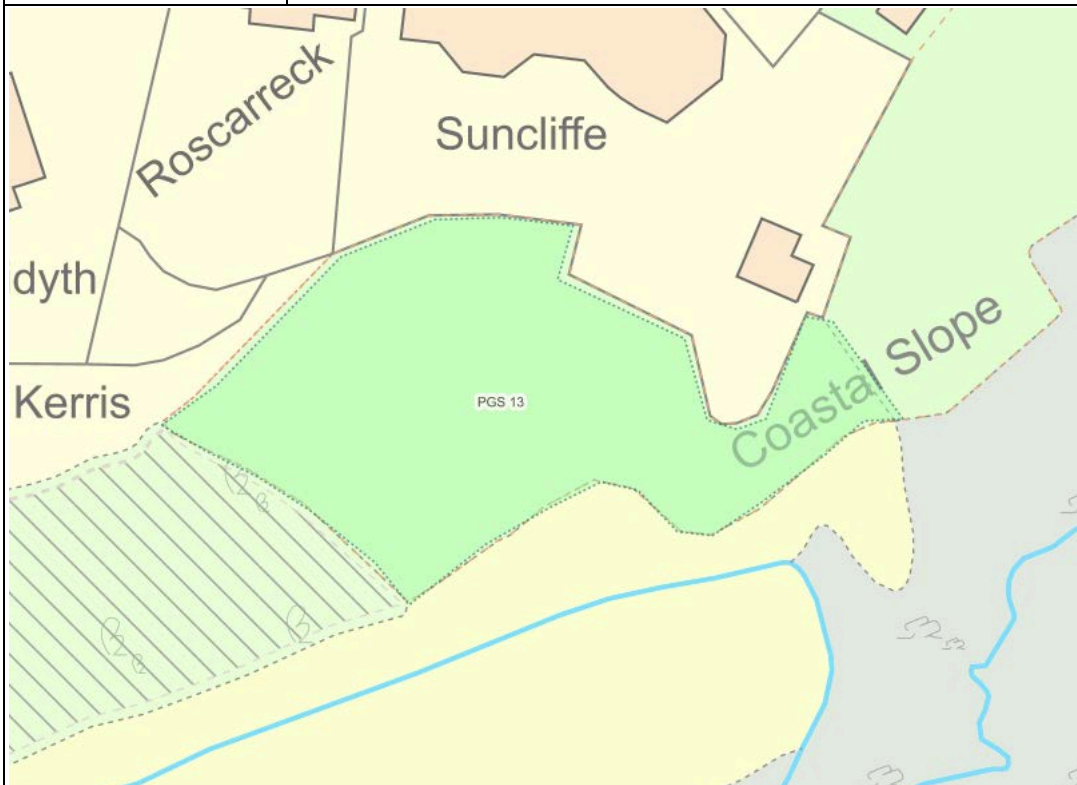


Basic Requirements Assessment	
Criteria and reason for protection	Yes/No/Comment
Statutory/Local Designations.	Within AGLV, Abuts Looe Conservation Area, Woodland TPO, Abuts Article 4 No. 3A/29 area. In Article 4 No. 3A/17 area. Was an OALS in Caradon Local Plan.
Allocated for development in LP, DPD or NDP?	
Planning Applications or Permissions.	09/00265/TF Enforcement investigation into alleged tree felling. Woodland TPO placed on site. Investigation closed. 10/00052/TF Enforcement investigation into alleged felling of protected trees. No evidence. Investigation closed.

	<p>E2/10/00385/FUL Land Adjacent to Dawes Lane East Looe Cornwall Construction of two dwellings with associated services and parking and adoptable turning head. Refused 14 Jun 2010</p> <p>PA10/06279 Land Adjacent to Dawes Lane East Looe Cornwall Construction of dwelling with parking and adoptable turning head. Approved 4 Feb 2011</p> <p>PA11/09634 Land Adjacent to Dawes Lane North View East Looe Cornwall. Proposed construction of single dwelling, with parking and adoptable turning head. Approved 14 Feb 2012</p> <p>PA15/00516 Certificate of lawfulness to confirm commencement of works relating to planning approval PA11/09634 namely, proposed construction of single dwelling with parking and adoptable turning head. Granted 18 Mar 2015.</p>
Is the Open Space in reasonably close proximity to the community it serves?	Yes. No public access but forms part of the
Is the Open Space demonstrably special and hold a particular local significance for one or more of the following reasons?	
Beauty?	<p>Yes. The site comprises an area of deciduous woodland and scrub set in an elevated position on the south side of the valley of Shutta, East Looe. The steeply sloping valley sides, extending above the town, are well-wooded and for the most part, houses appear to be set in a green, tree filled landscape. The open spaces are a foil to the mass of buildings and represent important woodland canopies in the overall landscape from distant vantage points within West Looe, Shutta and Sunrising, and form part of the setting of the Looe Conservation Area.</p> <p>NB. Planning permission PA10/06279 for the southern part of the site recognised this and considered that the retention of existing trees and the tree planting proposed as part of the application would result in a development that respected the existing woodland canopy and reflect and respect the wooded, rural character of the site. It was not considered the proposal would significantly impair the effectiveness of the site as an Open Area of Local Significance (under the Caradon LP 2007) and conserve the setting of the Conservation Area.</p>
Historic significance?	<p>Yes. As part of the medieval settlement of Shutta, and setting of the St Martins Well, shown on the Historic environment Record.</p> <p>https://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MCO7097&resourceID=1020</p>
Recreational value (inc as a playing field)?	No.
Tranquility?	No.
Richness of wildlife?	No.
Any other reason??	No.
Is it an extensive tract of land?	No.
SUMMARY: Although no public access, this site is an important part of the landscape of Looe and the setting of the Conservation Area.	

Protected Green Space Reference	Protected Green Space name and address
13.	Plaidy

Owner:	Private
Management Status:	Unmanaged
General description:	Steep wood and scrub coastal cliff
Approximate area:	0.13 ha



Basic Requirements Assessment

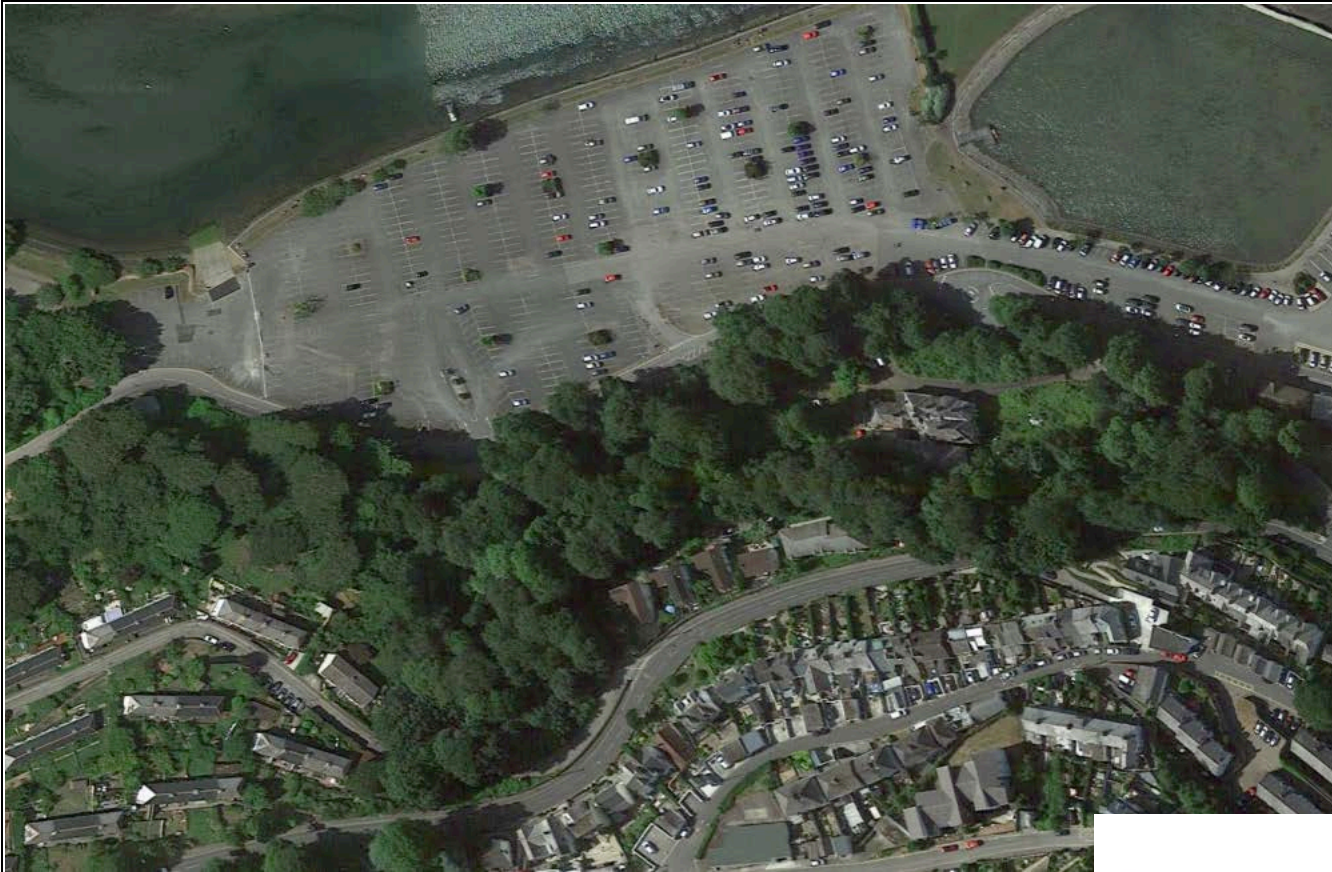
Criteria and reason for protection	Yes/No/Comment
Statutory/Local Designations.	Area of Great Landscape Value. Within Coastal Erosion Zone 100 yr + 10m area.
Allocated for development in LP, DPD or NDP?	No.
Planning Applications or Permissions.	Within sight of E2/09/01150/FUL Construction of dwelling and garage with integral swimming pool (demolition of existing bungalow and garage) Approved 06 Nov 2009.
Is the Open Space in reasonably close proximity to the community it serves?	Yes. Provides part of the setting of Plaidy beach.
Is the Open Space demonstrably special and hold a particular local significance for one or more of the following reasons?	

Beauty?	Yes, Part of classic coastal scenery of Looe area as viewed from Hannafore Point looking eastwards.
Historic significance?	No.
Recreational value (inc as a playing field)?	No.
Tranquility?	Yes.
Richness of wildlife?	Yes. Priority Habitat Inventory Maritime Cliffs and Slopes.
Any other reason??	No.
Is it an extensive tract of land?	No.
SUMMARY: No Public access but is part of classic coastal scenery of Looe area as viewed from Hannafore Point looking eastwards, and setting of Plaidy Beach.	

Protected Green Space Reference	Protected Green Space name and address
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14.	Polvellan Woods
Owner:	Private
Management Status:	Occasionally managed but mostly overgrow.
General description:	Significant
Approximate area:	1.1 ha







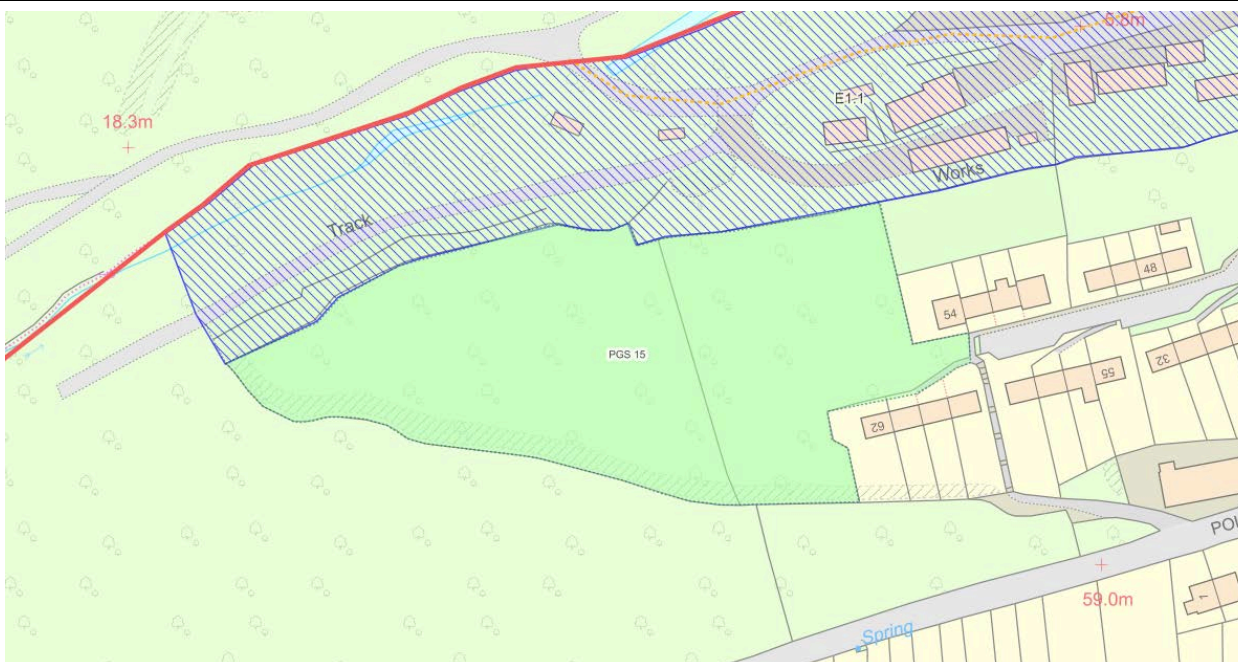
Basic Requirements Assessment

Criteria and reason for protection	Yes/No/Comment
Statutory/Local Designations.	Within Looe Conservation area, Area of Great Landscape Value. Small part of west of site in Polean Lane West Looe 160299 Tree Preservation Order 1996.
Allocated for development in LP, DPD or NDP?	Site of Polvellan House is identified as redevelopment/regeneration in the NDP Policy E8.
Planning Applications or Permissions.	<ul style="list-style-type: none"> Application to remove trees within a Conservation Area. Ref. No: E2/02/00597/TRECON Status: Objection

	<ul style="list-style-type: none"> ▪ <u>Application to lop belt of trees and shrubs within a Conservation Area.</u> Ref. No: E2/03/01706/TRECON Status: Approved ▪ <u>Change of use of building from 6 self-contained flats to hotel with 2 self-contained holiday flats at first floor level and retention of flat at ground floor level.</u> Ref. No: E2/03/01795/FUL Status: Approved with conditions ▪ <u>Consent for the removal of dangerous limb from Oak tree and cable bracing to make safe Beech tree.</u> Ref. No: E2/93/00852/TPO Status: Pending Consideration ▪ <u>Change of use from residential home to community centre to include hostel accommodation, restaurant, business and commercial use</u> Ref. No: E2/97/00297/F Status: Approved with conditions ▪ <u>Change of use from care home to 6 flats at first floor level and ground floor to tea rooms/licenced restaurant.</u> Ref. No: E2/99/01243/FUL Status: Approved with conditions ▪ <u>Tree preservation order consent for removing overhanging branches to one oak and five beech trees.</u> Ref. No: E2/05/01832/TPO Status: Approved ▪ <u>Consent to remove bough from Oak Tree subject to tree preservation order.</u> Ref. No: E2/08/01071/TPO Status: Withdrawn ▪ <u>Change of use of Polvellan House to six residential apartments (revised scheme to approved application E2/99/01243/FUL)</u> Ref. No: PA10/05909 Status: Approved with conditions ▪ <u>Notification for consent to remove two overhanging limbs from one Oak Tree within a conservation area.</u> Ref. No: PA10/06248 Status: Withdrawn ▪ <u>Notification for consent for the 15% crown reduction no greater than 2-2.5m to Oak Tree within conservation area.</u> Ref. No: PA10/06670 Status: Decided not to make a TPO ▪ <u>Submission of details to discharge conditions 2 and 3 of application no. PA10/05909 dated 24/11/10.</u> Ref. No: PA13/07180 Status: Discharged ▪ <u>TPO consultation request - Tree works to fell five (beech/oak) damaged/danger trees in cpt 1a, plus clear up a small area of w/b in cpt 1b (w/b doesn't require an FC felling licence).</u> Ref. No: PA14/00767 Status: Approved
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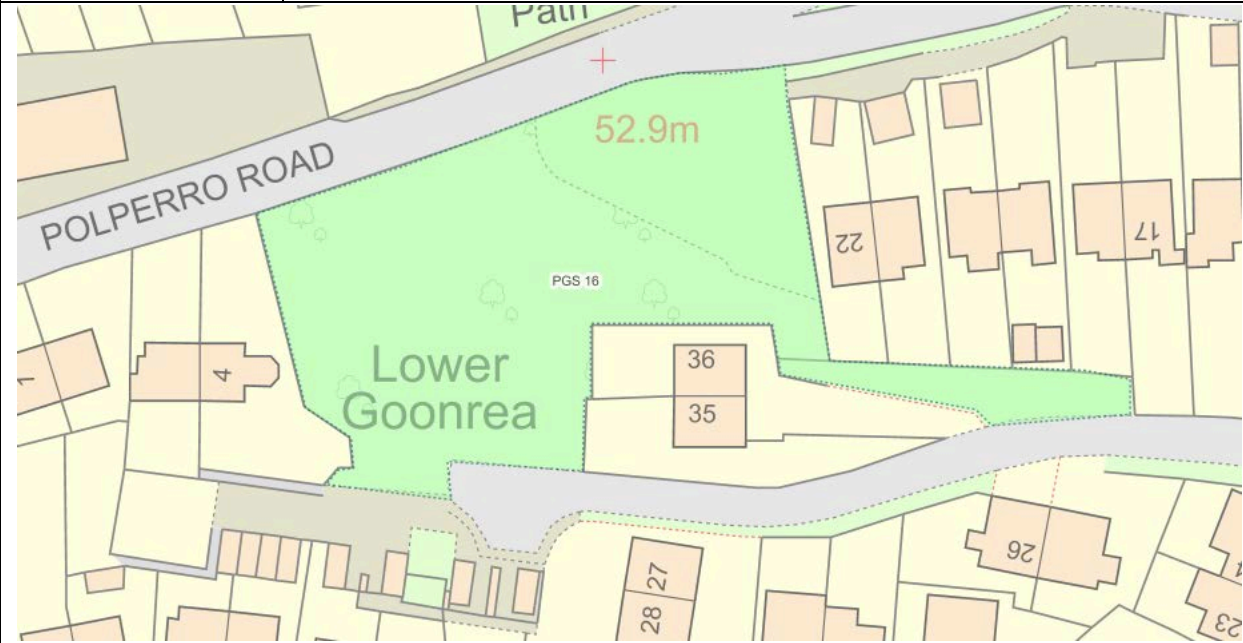
	<ul style="list-style-type: none"> ▪ Planning Performance Agreement (PPA) for redevelopment of site, including partial demolition of existing building, for residential purposes (41 units in total). Ref. No: PA16/02408/PREAPP Status: Closed - advice given ▪ Proposed works to several trees Ref. No: PA17/02507/PREAPP Status: Closed - advice given ▪ Proposed works to several trees Ref. No: PA17/08632 Status: Approved
Is the Open Space in reasonably close proximity to the community it serves?	Yes. An integral part of the Conservation Area and setting of Mill Pool Car Park, the main tourist car park in Looe.
Is the Open Space demonstrably special and hold a particular local significance for one or more of the following reasons?	
Beauty?	Yes. It has a prominent position providing a green backdrop to the Mill Pool Car Park, which overlooks the confluence of the East and West Looe Rivers and imparts a special character to the area.
Historic significance?	The site retains the overgrown relict of the C18th and C19th ornamental gardens that once surrounded Polvellan House, with many of the trees now mature and forming an important local green space which contributes to the distinctive views of this part of the Conservation Area. The Cornwall Industrial Settlements Initiative says that that the relict woodland and ornamental grounds of Polvellan House are an important visual element in the setting of West Looe. In the Looe Conservation Area Management Plan, the grounds of Polvellan House are named as 'important ornamental grounds' whilst the Looe Conservation Appraisal describes Polvellan as 'landscaped grounds of outstanding importance', which should be 'protected, enhanced and perhaps be made more accessible'. The mature specimen trees and surrounding woodland canopy are also important in the wider historic setting, commanding a prominent position with its extending wooded estate that contributes to the views and vistas within, into, across and out of the Conservation Area. Then loss of trees in this important wooded hillside could have a detrimental impact on the setting of both the building and on the character and appearance of the Conservation Area.
Recreational value (inc as a playing field)?	No.
Tranquility?	No.
Richness of wildlife?	Having been largely undisturbed for many years it is likely to be habitat rich. It is shown as mainly deciduous and broadleaved woodland on the DEFRA MAGIC application, and the National Forest Inventory, and also noted for seabird nesting (Herring Gull - <i>Larus argentatus</i>).
Any other reason??	No.
Is it an extensive tract of land?	No.
SUMMARY: Although no public access this site is an important part of the setting of the Conservation Area.	

Protected Green Space Reference	Protected Green Space name and address
15.	Woodlands Way
Owner:	Part Cornwall Council, part private.
Management Status:	Unmanaged woodland.
General description:	Area of woodland at west end of Woodlands View, contiguous with Kilminorth Woods Nature reserve and public parkland.
Approximate area:	0.96 ha



Basic Requirements Assessment	
Criteria and reason for protection	Yes/No/Comment
Statutory/Local Designations.	Area of Great Landscape Value.
Allocated for development in LP, DPD or NDP?	No.
Planning Applications or Permissions.	None.

Is the Open Space in reasonably close proximity to the community it serves?	Yes, as part of the wider landscape setting of Looe.
Is the Open Space demonstrably special and hold a particular local significance for one or more of the following reasons?	
Beauty?	Yes. Is contiguous with Kilminorth Woods to the North and woodlands running west forming part of the wider landscape setting of Looe.
Historic significance?	Yes. West boundary is formed by The Giants Hedge post-Roman or Dark Age linear earthwork.
Recreational value (inc as a playing field)?	No.
Tranquility?	Yes.
Richness of wildlife?	Yes. Is part of Cornwall Wildlife Site CN12.1 Priority Habitat Inventory Deciduous woodland
Any other reason??	No
Is it an extensive tract of land?	No
SUMMARY: Wooded area at west end of Woodlands View, contiguous with Kilminorth Woods Nature reserve and public parkland, and forming part of the wider wooded landscape in this area that is typical of Looe.	

Protected Green Space Reference	Protected Green Space name and address
16.	Lower Goonrea
Owner:	
Management Status:	Unmanaged woodland, linked to adjacent dwelling at 22 Down Road
General description:	Wooded hill slope above Polperro Road.
Approximate area:	0.25 ha
	



Basic Requirements Assessment

Criteria and reason for protection	Yes/No/Comment
Statutory/Local Designations.	Within Area of Great Landscape Value
Allocated for development in LP, DPD or NDP?	No.
Planning Applications or Permissions.	No.
Is the Open Space in reasonably close proximity to the community it serves?	Yes, provides a green setting to housing development in the vicinity.
Is the Open Space demonstrably special and hold a particular local significance for one or more of the following reasons?	
Beauty?	Yes. Provides a green setting to housing development in the immediate vicinity, and contributes to the distinctive wooded character of the approaches to Looe.
Historic significance?	No.
Recreational value (inc as a playing field)?	No.
Tranquility?	No.

Richness of wildlife?	No.
Any other reason??	No.
Is it an extensive tract of land?	No.
SUMMARY: This site has green space value as part of the distinctive wooded character of the approaches to and setting of Looe.	

Protected Green Space Reference	Protected Green Space name and address
17.	Fairfields
Owner:	Cornwall Council
Management Status:	Maintained grass space.
General description:	Small area of green space located between the rear of houses, accessed from pathway through Fairfields estate, small play area nearby.
Approximate area:	0.06 ha

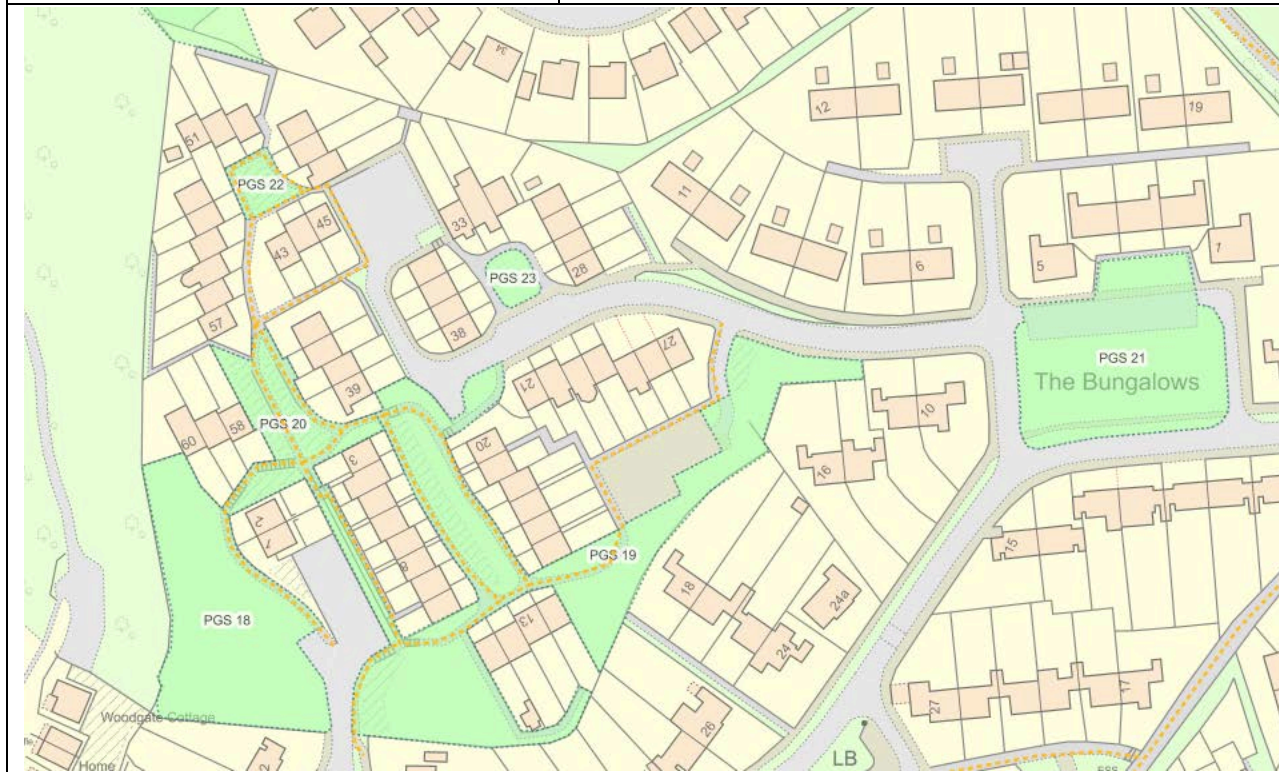




Basic Requirements Assessment	
Criteria and reason for protection	Yes/No/Comment
Statutory/Local Designations.	Within Area of Great Landscape Value.
Allocated for development in LP, DPD or NDP?	No.
Planning Applications or Permissions.	No.
Is the Open Space in reasonably close proximity to the community it serves?	Yes.
Is the Open 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, as small grassed public open space.
Tranquility?	No.
Richness of wildlife?	No.
Any other reason??	No.
Is it an extensive tract of land?	
SUMMARY: Public Open Space rear of 19-39 Fairfields	

Protected Green Space Reference	Protected Green Space name and address
18 - 23	Churchlands Estate
Owner:	Cornwall Council
Management Status:	Maintained Public Open Space
General description:	Plain grassed low maintenance landscaping and open space areas within post-war council estate. Unequipped but provide opportunities for play etc. Sites are also an integral part of the generous and Radburn style layout typical of council house development of the later 1950s through to the 1980s.
Approximate area:	Various from 0.01 ha to 0.2 ha









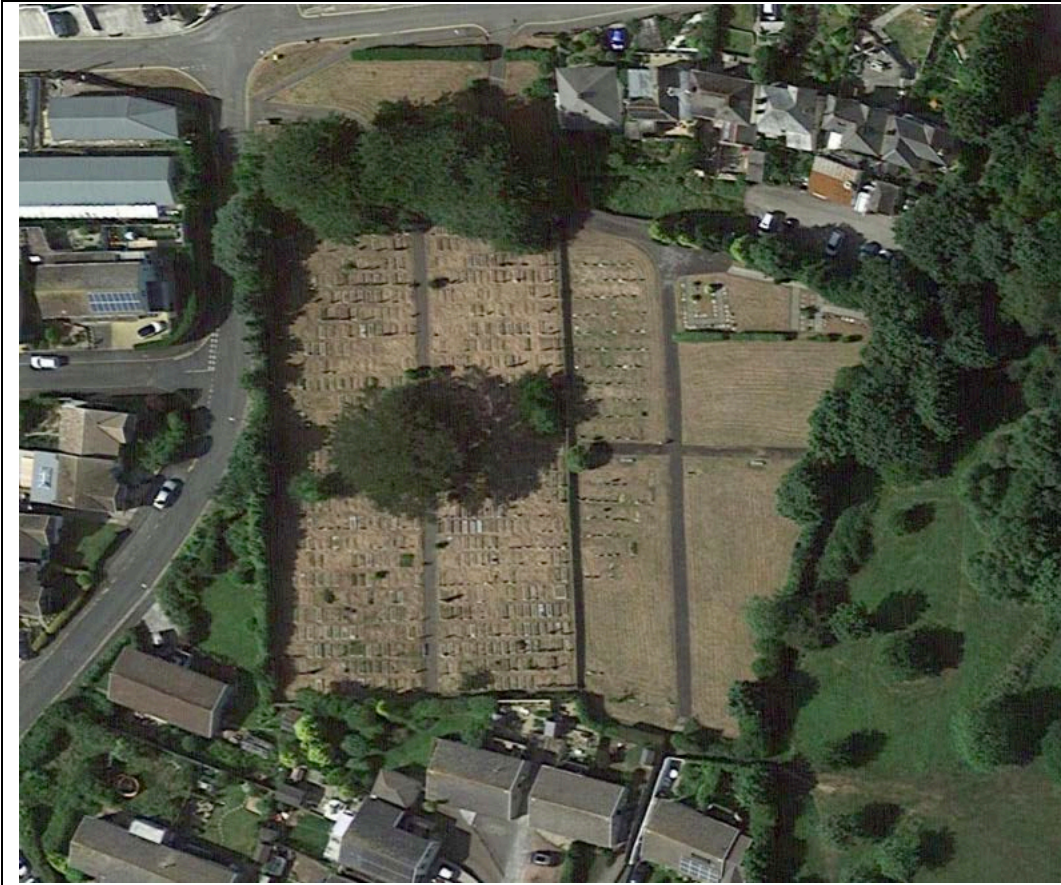
Basic Requirements Assessment

Criteria and reason for protection	Yes/No/Comment
Statutory/Local Designations.	Within Area of Great Landscape Value
Allocated for development in LP, DPD or NDP?	No.
Planning Applications or Permissions.	No.

Is the Open Space in reasonably close proximity to the community it serves?	Yes, Integral within residential estate.
Is the Open Space demonstrably special and hold a particular local significance for one or more of the following reasons?	
Beauty?	No. However does provide an opportunity for further enhancement (landscaping, tree-planting etc).
Historic significance?	No.
Recreational value (inc as a playing field)?	Yes. Unequipped but provides opportunity for play, kick-about and social gathering etc
Tranquility?	No.
Richness of wildlife?	No.
Any other reason??	Yes. PGS 18 to , 19, 20 22,23 are part of 'Radburn' style layout that provides access and landscaping.
Is it an extensive tract of land?	No.
SUMMARY: An integral part of the generous layout typical of council house development of the later 1950s/early 60s. Relieves the straight-lined pattern and provides space amongst the housing for some opportunity of social gathering and play which will aid social cohesion. Also an integral part of the 'Radburn' layout.	

Protected Green Space Reference	Protected Green Space name and address
24.	Downs Cemetery
Owner:	Cornwall Council
Management Status:	Maintained Cemetery.
General description:	Typical cemetery, sloping to the north, with views across the West Looe Valley. Good planting to south.
Approximate area:	0.9 ha



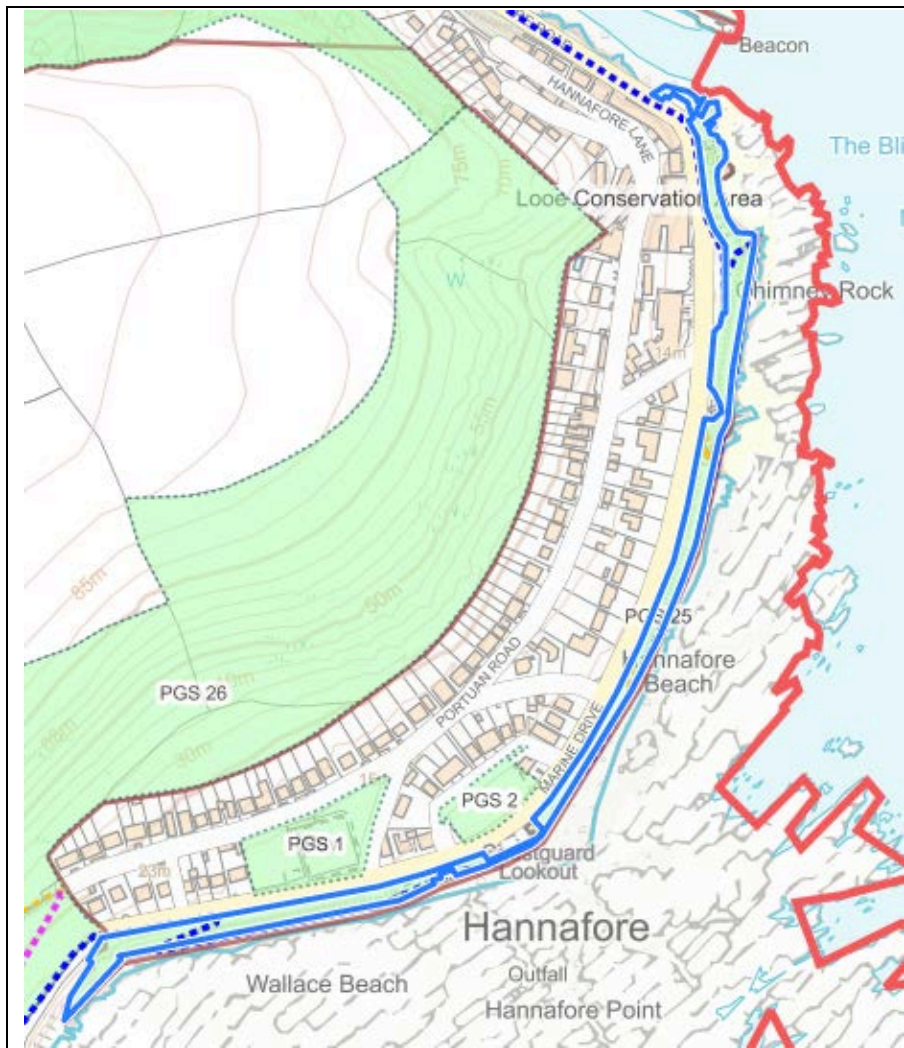




Basic Requirements Assessment	
Criteria and reason for protection	Yes/No/Comment
Statutory/Local Designations.	Within Looe Conservation Area, Area of Great Landscape Value
Allocated for development in LP, DPD or NDP?	No.
Planning Applications or Permissions.	No.
Is the Open Space in reasonably close proximity to the community it serves?	Yes.
Is the Open Space demonstrably special and hold a particular local significance for one or more of the following reasons?	
Beauty?	No.
Historic significance?	No. But note that the line of the Giants Hedge, Post-Roman or Dark Agers liner earthwork, passes just north of the site.
Recreational value (inc as a playing field)?	Yes for quiet walks.
Tranquility?	Yes. Is a quiet, restful area set alongside housing and the West Looe Down LGS, from which it is accessible.

Richness of wildlife?	No.
Any other reason??	No.
Is it an extensive tract of land?	No.
SUMMARY: A quiet and restful area that provides respite from the hubbub and an extension of the walks available from West Looe Downs.	

Protected Green Space Reference	Protected Green Space name and address
25.	Hannafore Sea Front
Owner:	Cornwall Council
Management Status:	Maintained Public Open Space.
General description:	Comprises the coastal slope and walkway below the Hannafore Estate.
Approximate area:	1.4 ha



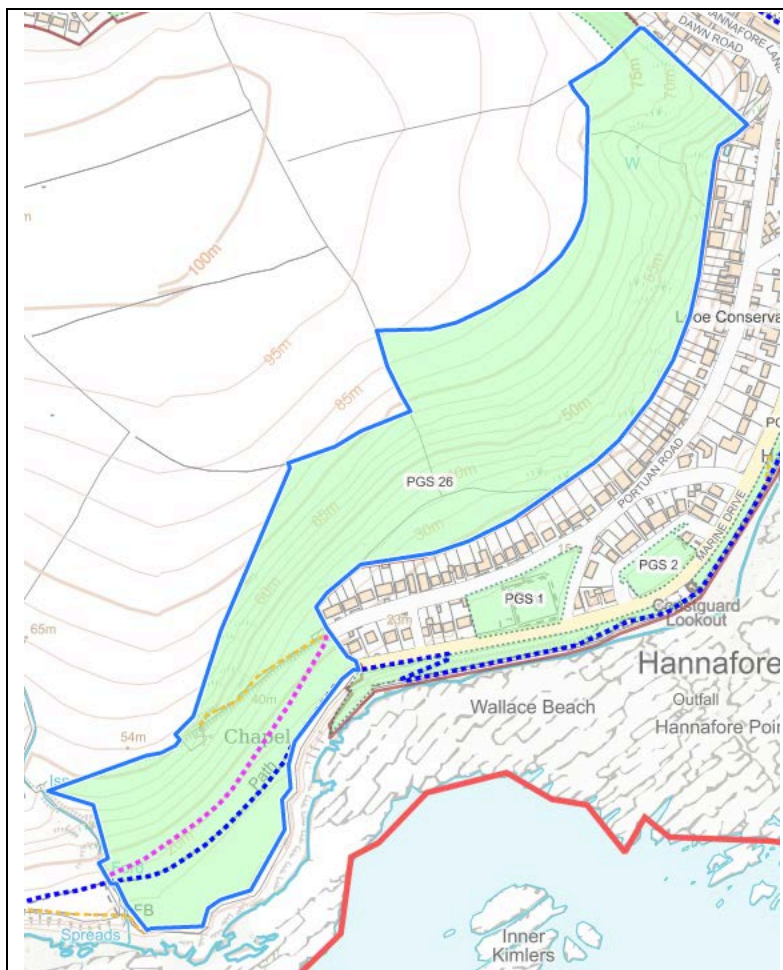


Basic Requirements Assessment

Criteria and reason for protection	Yes/No/Comment
Statutory/Local Designations.	Within Looe Conservation Area, Area of Great Landscape Value.
Allocated for development in LP, DPD or NDP?	No.
Planning Applications or Permissions.	No.
Is the Open Space in reasonably close proximity to the community it serves?	Yes.
Is the Open Space demonstrably special and hold a particular local significance for one or more of the following reasons?	
Beauty?	Yes. Forms an attractive part of the traditional 1930s 'seaside holiday' character and spacious layout of Hannafore Estate. The Looe Conservation Area Appraisal says that 'The open spaces associated with the Hannafore continue the theme of the managed, semi-natural landscaping of the coastline and surroundings of Looe'
Historic significance?	Yes. Integral to the purpose built Hannafore estate, designed by noted Cornish architect Joseph Thomas who made a number of significant contributions to the development of the town in the late 19th Century including the scenic Hannafore Road, the present line and extent of the quayside in West Looe (as far south as St Nicholas' church), the present form of the Banjo Pier and other prominent aspects of the character of the town.

Recreational value (inc as a playing field)?	Yes. Bowls and putting greens well patronized by local people, and also of use to visitors to Hannafore Sea Front.
Tranquility?	Yes. The area generally is low key and an atmosphere of relaxation pervades.
Richness of wildlife?	Yes. Priority Habitat Inventory - Maritime Cliffs and Slopes
Any other reason??	No
Is it an extensive tract of land?	No
SUMMARY : The site is an integral green space within the distinctive built and historic character of the Hannafore Estate, providing recreational opportunities to both local residents and visitors,	

Protected Green Space Reference	Protected Green Space name and address
26.	Hannafore Hill Sides
Owner:	Cornwall Council
Management Status:	<i>Farmed hillside.</i>
General description:	Hill top and hill side above Hannafore Estate, mostly grazed scrubland and some woodland.
Approximate area:	16.8 ha





Basic Requirements Assessment

Criteria and reason for protection	Yes/No/Comment
Statutory/Local Designations.	Abuts Looe Conservation Area, Area of Great Landscape Value,
Allocated for development in LP, DPD or NDP?	No.
Planning Applications or Permissions.	No.
Is the Open Space in reasonably close proximity to the community it serves?	Yes.
Is the Open Space demonstrably special and hold a particular local significance for one or more of the following reasons?	
Beauty?	Yes. The foreshore and land above Hanndfore is part of the classic coastal scenery that is so distinctive and contributes significantly to the sense of place that Looe enjoys (see photographs). A critical part of the setting for the Looe Conservation Area, and for Hannafore Estate.

Historic significance?	Yes. Several links to Medieval and immediate post-medieval period including cropmarks, St Michael's Chapel, Lammana and a former hillside market garden.
Recreational value (inc as a playing field)?	Yes. No public access to the west of Hannafore.
Tranquility?	Yes.
Richness of wildlife?	The grassland area is Priority Habitat Inventory - Good quality semi-improved grassland. The whole area is identified as being part of the 'patches' of primary and associated habitat which is likely to be suitable for creation of primary habitat and where action to expand and join up existing habitat patches and improve the connections between them can be targeted.
Any other reason??	No.
Is it an extensive tract of land?	At 16.8 ha is the larger site around Looe but its role in the distinctive character of Looe, along with its historic significance, justify inclusion as a Local Green Space.
SUMMARY: An essential part of the green coastal setting of Looe.	