

WENDRON PARISH NEIGHBOURHOOD DEVELOPMENT PLAN 2026 - 2030  
DRAFT LOCAL GREEN SPACE REPORT  
APRIL 2026

Wendron Parish NDP Steering Group

# WENDRON PARISH NDP GREEN SPACE ASSESSMENT

## NOTE: THIS IS A DRAFT REPORT FOR CONSULTATION.

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

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

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

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

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

**3.** The policy implication of Local Green Space designation is that development proposals within it be treated in a way that is *'consistent with national policy for Green Belts'* [NPPF 2024 Para 108]. This 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 107 leaves room for interpretation as to what 'reasonably close proximity', 'local in character' and 'not an extensive tract of land' may mean. National Planning Practice Guidance [Paragraph: 015 Reference ID: 37-015-20140306] 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<sup>1</sup> 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.'* The NPPG also adds that *'Provided land can meet the criteria at paragraph 100<sup>1</sup> of the National Planning Policy Framework there is no lower size limit for a Local Green Space [Paragraph: 016 Reference ID: 37-016-20140306].*

**5.** Referring to proximity, National Planning Practice Guidance [Paragraph: 014 Reference ID: 37-014-20140306] 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, and no more than 300 metres from a settlement, the only exceptions being where there is a strong justification in terms of exceptional beauty, landscape character and historic environment which makes a larger more distant site more widely attractive.**

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<sup>1</sup> Now para 107

**7. Is the list of special and significant characteristics that may justify designation as a Local Green Space exclusive?** NPPF Para 107 lists local significance as being beauty, historic significance, recreational value (including as a playing field), and tranquillity or richness of wildlife, but the use of the phrase ‘for example’ makes it clear that this is not an exclusive list, and that there may be other local reasons why a site has significance to a local community. National Planning Policy Guidance says *‘Whether to designate land is a matter for local discretion. For example, green areas could include land where sports pavilions, boating lakes or structures such as war memorials are located, allotments, or urban spaces that provide a tranquil oasis’* [Paragraph: 013 Reference ID: 37-013-20140306].

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

<b>SOME USEFUL DEFINITIONS</b>	
<b>Principal Considerations</b>	
Beauty	Beauty is clearly a very subjective concept but we have used the normal meaning of the word i.e. a combination of qualities, such as shape, colour, or form, that pleases the aesthetic senses, especially the visual attractiveness and aesthetic value of the site, and its contribution to the streetscape, landscape, character or setting of a settlement. To qualify, the site should contribute significantly to local character, for example by defining a sense of place, or by helping to define the physical form of a settlement.
Historic significance	Consideration is given to how the proposed LGS holds particular local significance with regard to the history of the community or settlement e.g. historic village events, historic buildings, structure or landscape features present on site with a particular connection to the local community. This could be because it contributes to the setting of a heritage asset or some other locally valued landmark. It might be because the site holds cultural associations which are of particular significance to the local community, e.g. a traditional Cornish Wrestling Site, or a Fair Field, a historic open-air preaching or worship site, a “cloutie” tree, possibly evidenced through newspaper archives or material held at Kresen Kernow.
Recreational value	Sites would need to hold local significance for recreation and be important to the community for a particular recreation activity or range of activities. These could be formal or informal activities. This could take into account observations from site visits of how the site is used for recreation e.g. playing sport, informal recreation, children’s play etc, Also consider social cohesion value from opportunities to meet others.
Tranquillity	Tranquillity is a state of calm and quietude and is associated with a feeling of peace; a state of mind that promotes mental wellbeing. It is a perceptual quality of the landscape and is influenced by things that people can both see and hear around them. Positive tranquillity factors include seeing a natural landscape, natural looking woodland, rivers and open vistas, and hearing natural sounds such as birdsong or a trickling stream, an absence of human activity, or even silence. To qualify, the site would need to be viewed by local people as important for the tranquillity it provided, offering a place for reflection and peaceful enjoyment.
Wildlife	Consideration should be given to how the proposed LGS holds particular local significance. A site would need to be locally significant for wildlife in a way that could be demonstrated. It might, for example, be home to species or habitats of principal importance, veteran trees, or locally characteristic plants and animals, or be important for its contribution to the wider green infrastructure network. Where the site is already protected by a designation (e.g. SSSI), consideration should be given as to whether any additional benefit would result from designation as Local Green Space.
<b>Other considerations</b>	

Public access	Although not a requirement for LGS designation, public access can be a key factor as to why the site may be considered demonstrably special, for example for its recreational value.
Settlement character	Sites might be special and locally significant for reasons other than those identified above. For example, a site might make a particular contribution to defining the individual character of a settlement, or it might be an asset of community value.

**9. Must a potential Local Green Space be accessible?** Neither of the NPPF paragraphs require or infers 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 (e.g. 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’ [Paragraph: 017 Reference ID: 37-017-20140306].

**10. 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 Practice Guidance says that ‘A *Local Green Space does not need to be in public ownership..... However, ... the qualifying body (in the case of neighbourhood plan making) should contact landowners at an early stage about proposals to designate any part of their land as Local Green Space. Landowners will have opportunities to make representations in respect of proposals in a draft plan*’ [Paragraph: 019 Reference ID: 37-019-20140306].

**11.** It seems reasonable therefore to take the view that the fact that a green space is not publicly accessible and is in private ownership does not preclude it 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.

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

**13. How does Local Green Space designation relate to development?** National Planning Practice 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*’ [Paragraph: 007 Reference ID: 37-007-20140306]. In other words, the designation cannot be used to prevent planning applications which are demonstrably addressing an identified need.

**14. 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 Practice 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*’ [Paragraph: 011 Reference ID: 37-011-20140306].

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

- Registered Common Land;
- Registered Village/Town Greens;
- Ancient Woodland;
- Local Nature Reserves;
- Sites of Special Scientific Interest (SSSI);

- National Trust, Woodland Trust, and Forestry Commission owned sites;
- Designated heritage assets i.e. Grade I & II Listed Buildings, Registered Historic Parks and Gardens; Scheduled Monuments;

**16.** However, it is considered that Conservation Areas, National Landscapes [former AONB] and AGLV designation is not sufficient to exclude LGS designation as they are generally applied, targeted on broad landscape issues, and open to considerable interpretation in application.

**17. What if land has planning permission for development?** National Planning Practice 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 [Paragraph: 008 Reference ID: 37-008-20140306].*

**18. What policy should be applied to Local Green Spaces?** Para 108 of the NPPF says that *‘Policies for managing development within a Local Green Space should be consistent with those for Green Belts.’* National Planning Policy Guidance adds that *‘Designating a green area as Local Green Space would give it protection consistent with that in respect of Green Belt, but otherwise there are no new restrictions or obligations on landowners’[Paragraph: 020 Reference ID: 37-020-20140306].*

**19.** The NPPF approach to Green Belts is explicit: Para 153 says that *‘Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. ‘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.*

**20.** The NPPF goes on, in Para 154 to say that *‘Development in the Green Belt is inappropriate unless one of the following exceptions applies:*

- 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), including buildings, 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 (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.*
- h) Other forms of development provided they preserve its openness and do not conflict with the purposes of including land within it. These are:*
  - i. mineral extraction;*
  - ii. engineering operations;*
  - iii. local transport infrastructure which can demonstrate a requirement for a Green Belt location;*
  - iv. the re-use of buildings provided that the buildings are of permanent and substantial construction;*

v. material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and

vi. development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.

**21.** The typical NDP Policy proposed to be applied to Local Green Spaces says that ‘The neighbourhood plan designates the following locations as local green spaces (as shown on the Proposal Maps). Development on these designated locations will not be supported except in very special circumstances.’.

**22. Who will manage Local Green Space?** National Planning Practice 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’ [Paragraph: 021 Reference ID: 37-021-20140306].

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

- 1 Trinity Close, Penmarth
- 2 Carnkie Notice Board, Carnkie Telephone Kiosk, Chair and Pump
- 3 Carnkie East End Verges
- 4 Carnkie Bus Shelter -1
- 5 Carnkie Bus Shelter - 2
- 6 Cricket Club Turn
- 7 Four Ways Road Junction Triangle
- 8 Rame Bus Shelter Patch
- 9 Wendron War Memorial Patch

**25. Proposed green spaces:** Following the assessment given in the next section the following sites are suggested for designation in the Neighbourhood Development Plan as Local Green Space:

- 1 Trinity Close, Penmarth
- 2 Carnkie Notice Board, Carnkie Telephone Kiosk, Chair and Pump
- 3 Carnkie East End Verges
- 4 Carnkie Bus Shelter -1
- 5 Carnkie Bus Shelter - 2
- 8 Rame Bus Shelter Patch
- 9 Wendron War Memorial Patch

**26. This report accompanies the letter notifying landowners of the proposed sites (where identifiable) for Local Green Space designation. Any comments on the proposals should be submitted by the agreed date. Further opportunities to make representations will be available during the formal six-week consultations on the draft Neighbourhood Development Plan, which will take place on two occasions as the Plan progresses. The start of each consultation will be publicised in advance.**


## Assessment of Candidate Local Green Spaces

Protected Green Space Reference	Protected Green Space name and address
1.	Trinity Close, Penmarth
Owner:	Coastline Housing
Management Status:	Well maintained
General description:	Small area of amenity land at centre of a small housing square.
Approximate area:	1302.0900 m <sup>2</sup>

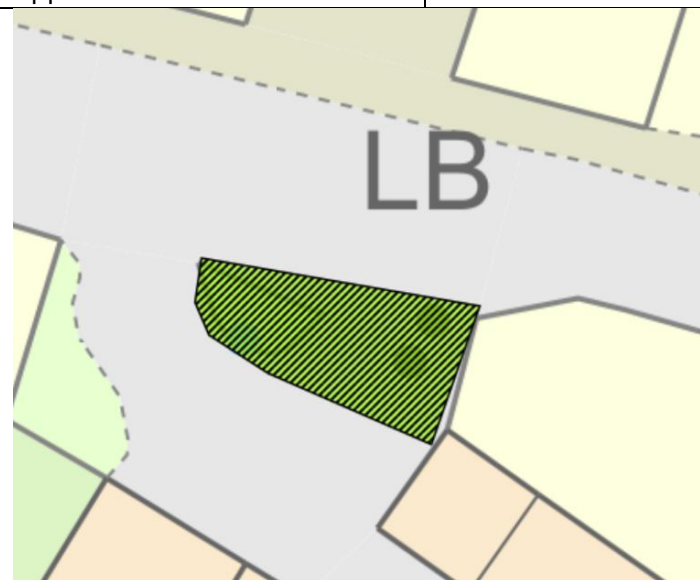


### Basic Requirements Assessment

Criteria and reason for protection	Yes/No/Comment
Statutory Designations.	None
Allocated for development in LP, DPD or NDP?	No
Planning Applications or Permissions.	Only relating to original developments.
Is the Open Space in reasonably close proximity to the community it serves?	On doorstep.
Is the Open Space demonstrably special and holds a particular local significance for one or more of the following reasons?	
<i>Beauty?</i>	Some aesthetic value – the grass and boundary vegetation soften the appearance of the built form and create a visual link with the wider rural landscape beyond.

<i>Historic significance?</i>	No
<i>Recreational value (inc as a playing field)?</i>	<p>Contributes significantly to the residential amenity of the surrounding dwellings in several ways:</p> <ul style="list-style-type: none"> <li>• Visual openness and outlook – The open grassed area provides residents with an attractive, spacious outlook rather than a hard-surfaced car park or built frontage. This sense of openness reduces visual enclosure and contributes to a pleasant streetscape.</li> <li>• Recreation and play – The level, well-maintained grassed space offers informal recreational value, suitable for children’s play, dog-walking, or passive recreation such as sitting out or social interaction between neighbours.</li> </ul>
<i>Tranquillity?</i>	No
<i>Richness of wildlife?</i>	Limited - the grass and boundary vegetation contribute to local biodiversity,
<i>Any other reason??</i>	<ul style="list-style-type: none"> <li>• Separation and privacy – The green acts as a buffer between facing terraces, maintaining a comfortable distance between dwellings and helping to preserve a degree of privacy for ground-floor rooms and gardens</li> <li>• Community focus – Centrally located within the small housing cluster, the space provides a focal point and shared identity for the group of dwellings, encouraging informal social contact and fostering community cohesion.</li> <li>• Sense of safety and enclosure – Being overlooked by surrounding houses gives the space a sense of safety and natural surveillance, increasing its usability and reinforcing its role as a community green.</li> </ul>
Is it an extensive tract of land?	No
	
<p><b>SUMMARY:</b> This central green enhances the quality of life of residents by providing visual relief, informal recreation, and social value, while maintaining the rural and open character of the settlement.</p> <p><b>RECOMMENDATION: DESIGNATE AS LGS.</b></p>	

Protected Green Space Reference	Protected Green Space name and address
2.	Carnkie Notice Board and Telephone Kiosk Patch
Owner:	Parish Council
Management Status:	Well managed.
General description:	A small green verge and sitting area lie beside the village road and feature a traditional red telephone kiosk, a post box, a public noticeboard, a stone bench, and planted shrubs.
Approximate area:	437.6600 m2



#### Basic Requirements Assessment

Criteria and reason for protection	Yes/No/Comment
Statutory Designations.	No
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
Is the Open Space demonstrably special and holds a particular local significance for one or more of the following reasons?	
<i>Beauty?</i>	
<i>Historic significance?</i>	The space contributes to the historic character of the settlement through its traditional features — notably the red telephone box and stone bench — and its relationship with surrounding vernacular granite buildings. It reflects continuity of village life, acting as a visible reminder of mid-20th-century rural communication and community infrastructure.
<i>Recreational value (inc as a playing field)?</i>	Although small in scale, the bench provides a resting and meeting point for residents and walkers, especially given its roadside location near housing and footways. It offers an informal recreational spot rather than a playing field, supporting local social interaction.
<i>Tranquillity?</i>	Although on the main village road, the space provides a quiet place to pause within a village setting. The bench and planting create a moment of calm and reflection, enhancing the area's overall sense of rural tranquillity.
<i>Richness of wildlife?</i>	Limited - shrubs and grass verge supports low-level biodiversity, offering habitat and forage for pollinators and small birds within an otherwise built-up section of the village.

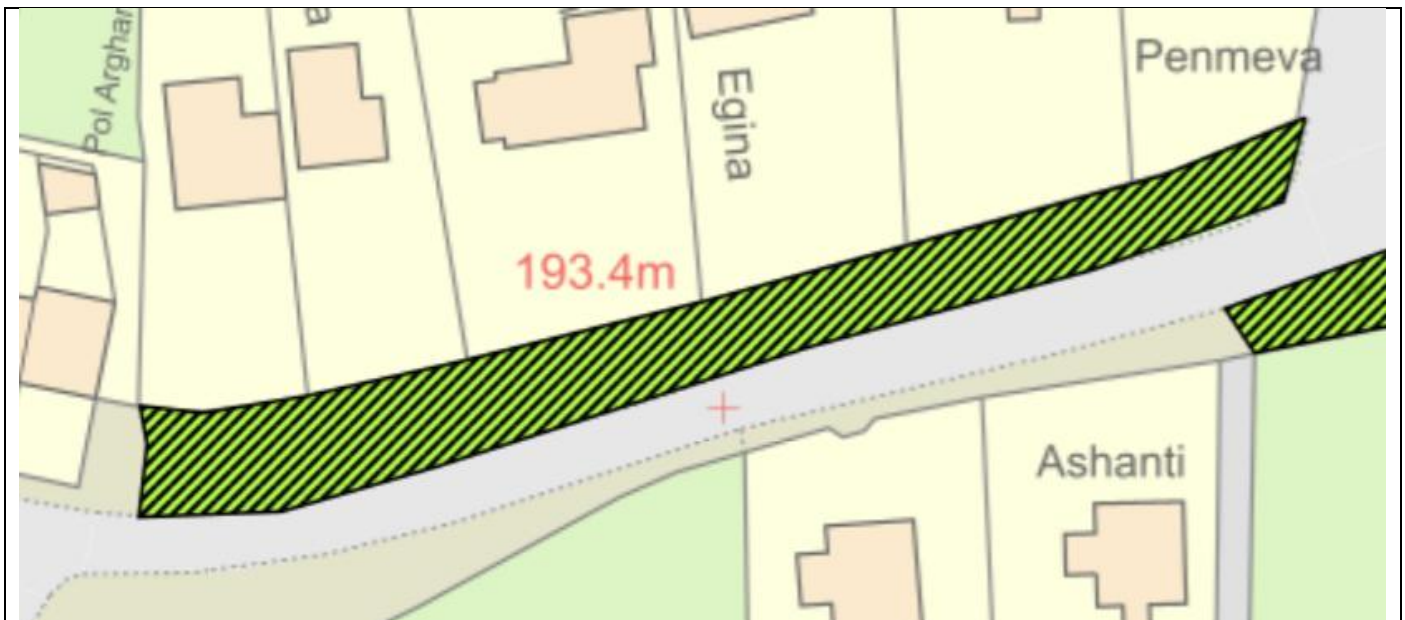
Any other reason??	No
Is it an extensive tract of land?	No



**SUMMARY:** This small green verge and sitting area lies beside the village road and features a traditional red telephone kiosk, post box, public noticeboard, stone bench, and planted shrubs. It is framed by historic granite buildings, stone walls, and traditional paving, forming a compact but distinctive village focal point. This green corner enhances the visual quality and sense of place of the village, marking a communal node that strengthens local identity and provides a setting for informal social contact and heritage appreciation.

**RECOMMENDATION: DESIGNATE AS LGS.**

Protected Green Space Reference	Protected Green Space name and address
3.	Carnkie East End Verges
Owner:	Highway Authority
Management Status:	Mostly well-maintained.
General description:	An open grassed area lying at the junction of two quiet village roads, bordered by a row of bungalows and cottages. Carnkie Common is close by to the west.
Approximate area:	948.0800 m <sup>2</sup>



### Basic Requirements Assessment

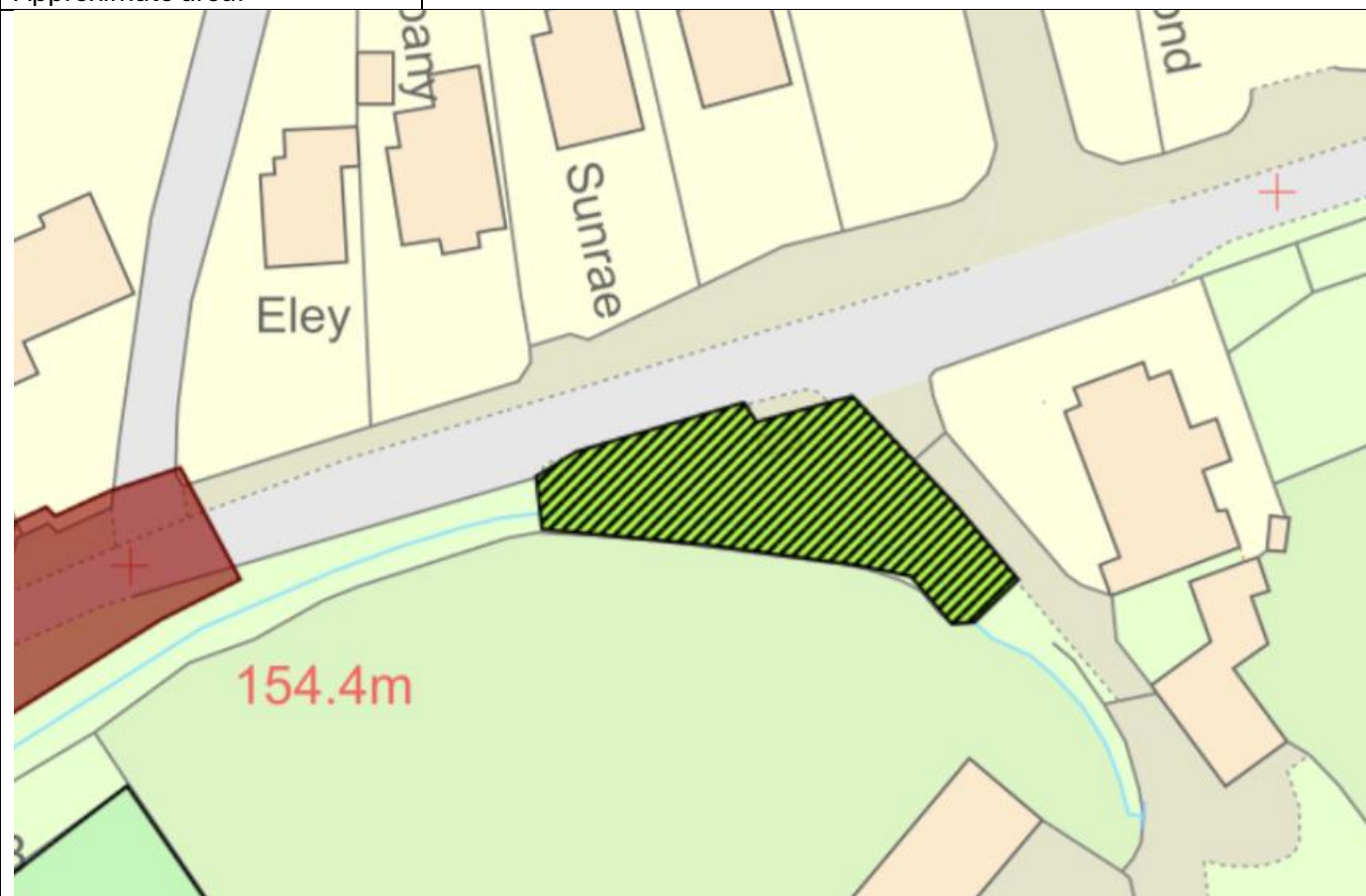
Criteria and reason for protection	Yes/No/Comment
Statutory Designations.	None
Allocated for development in LP, DPD or NDP?	No
Planning Applications or Permissions.	No
Is the Open Space in reasonably close proximity to the community it serves?	Yes
Is the Open Space demonstrably special and holds a particular local significance for one or more of the following reasons?	
<i>Beauty?</i>	This green area contributes to the visual character and identity of the village, framing key views across the valley and preventing overdevelopment along the roadside and visually close to Carnkie Common to the west and a large area of access land to the east. It reinforces the sense of openness and rural setting that underpins local distinctiveness.
<i>Historic significance?</i>	No
<i>Recreational value (inc as a playing field)?</i>	Although not large enough for formal recreation or play, the space provides a visual and physical breathing space within the village. It offers a safe area to pause, walk dogs, or enjoy views over the countryside, enhancing the amenity of nearby residents and passers-by.
<i>Tranquillity?</i>	Limited - The elevated position, low traffic levels, and open views create a calm, peaceful atmosphere.
<i>Richness of wildlife?</i>	Limited - The grass and boundary shrubs provide modest wildlife value, serving as foraging areas for birds and insects and contributing to the ecological network of gardens, hedges, and verges in the settlement.
<i>Any other reason??</i>	While not a formal historic site, the green retains the traditional rural pattern of open verges and informal road junction spaces that characterise older Cornish settlements. Its presence contributes to the historic rural setting of nearby dwellings, reflecting the village's unplanned, organic development form and long-standing connection to the surrounding farmland.
Is it an extensive tract of land?	No



**SUMMARY:** This open grassed area lies at the junction of two quiet village roads, bordered by a row of bungalows and cottages and forms a small but distinct green verge, with long views across the surrounding countryside, visually close to Carnkie Common to the west and a large area of access land to the east. It is well maintained and integrates naturally with the rural road edge, helping to define the transition between the built-up area and the wider landscape.

**RECOMMENDATION: DESIGNATE AS LGS.**

Protected Green Space Reference	Protected Green Space name and address
1.	Carnkie Bus Shelter Patch 1
Owner:	Parish Council
Management Status:	Wee maintained.
General description:	Small grassed area sitting at the roadside includes a traditional rendered bus shelter building.
Approximate area:	437.6600 m2



#### Basic Requirements Assessment

Criteria and reason for protection	Yes/No/Comment
Statutory Designations.	No
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 holds a particular local significance for one or more of the following reasons?	
<i>Beauty?</i>	Its neat appearance reinforces local pride of place and contributes to the character and charm of the village street scene.
<i>Historic significance?</i>	The green space contributes to the historic streetscape by preserving the open setting of the adjacent historic building and a bus shelter designed to be distinctively Cornish in character. Its traditional roadside character helps illustrate the historic layout and evolution of the village core

<i>Recreational value (inc as a playing field)?</i>	Limited - Although too small for recreation, the grassed area adds visual amenity for pedestrians and road users, offering a brief sense of openness along the narrow road.
<i>Tranquillity?</i>	Despite being adjacent to the road, the greenery and mature vegetation contribute to a calmer streetscape, visually linking the built-up area with the surrounding countryside and enhancing the sense of rural tranquillity.
<i>Richness of wildlife?</i>	Limited - a modest ecological corridor for invertebrates and small mammals, supporting local biodiversity
<i>Any other reason??</i>	Functional value as a bus shelter.

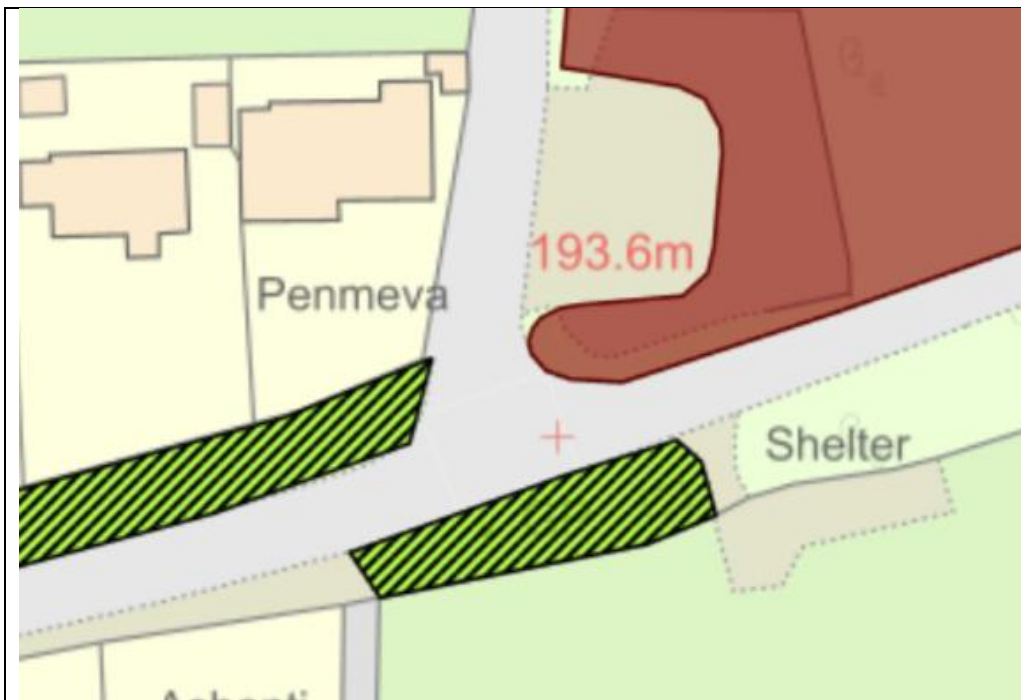
Is it an extensive tract of land?



**SUMMARY:** The space is neatly maintained and provides a green margin between the road and adjacent boundary vegetation, softening the built edge of the settlement - links visually with the nearby strips of common land fronting the same road and thereby contributes to the very rural and quiet charm of Carnkie.

**RECOMMENDATION: DESIGNATE AS LGS.**

Protected Green Space Reference	Protected Green Space name and address
4.	Carnkie Bus Shelter Patch 2
Owner:	Highway Authority
Management Status:	Maintained – although not as well as the previous bus-shelter patch.
General description:	This small, grassed roadside area contains a simple rendered and slate-roofed bus shelter set beside a gate and field boundary.
Approximate area:	242.0600 m <sup>2</sup>



### Basic Requirements Assessment

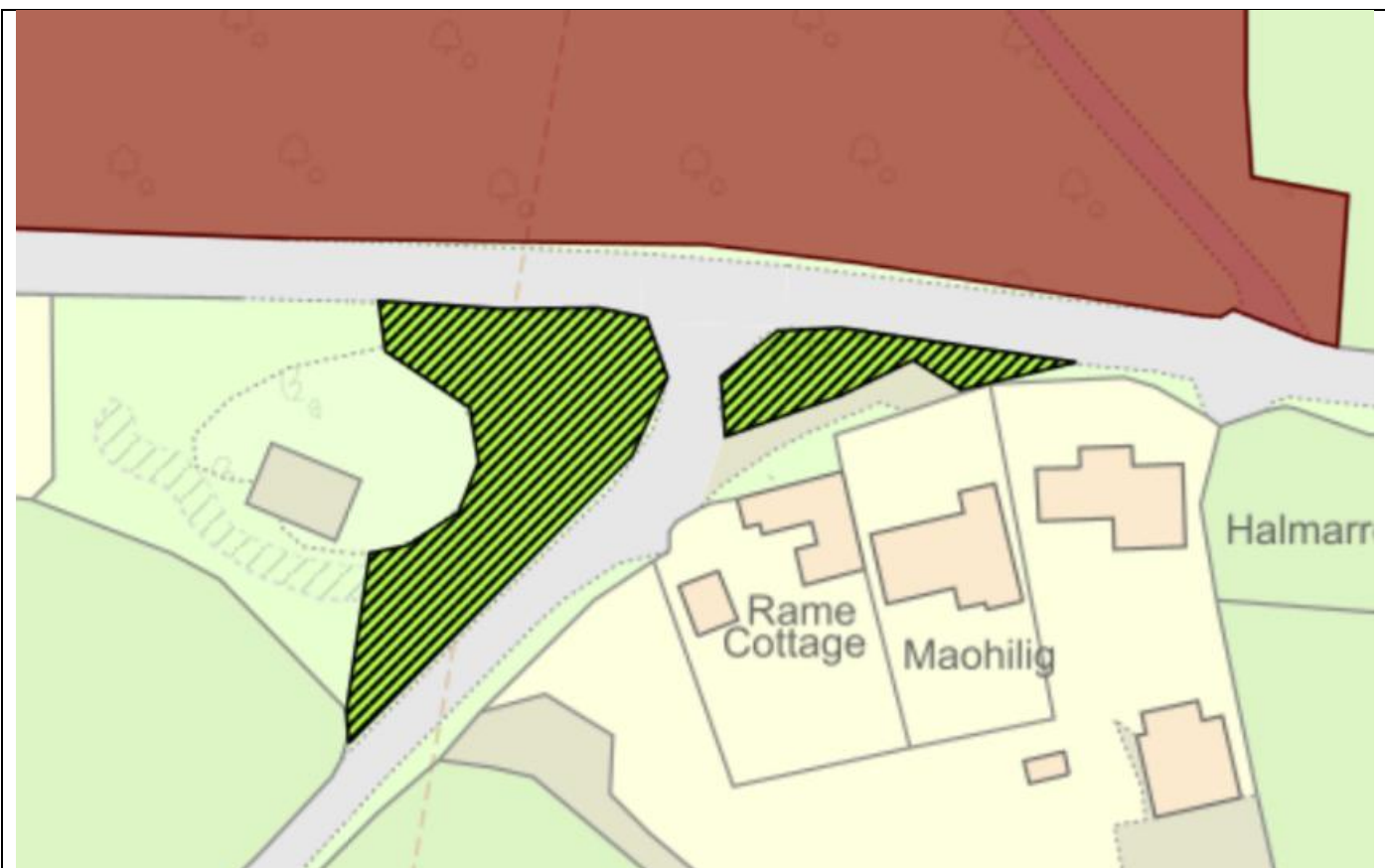
Criteria and reason for protection	Yes/No/Comment
Statutory Designations.	No
Allocated for development in LP, DPD or NDP?	No
Planning Applications or Permissions.	No
Is the Open Space in reasonably close proximity to the community it serves?	Yes
Is the Open Space demonstrably special and holds a particular local significance for one or more of the following reasons?	
<i>Beauty?</i>	This green space enhances the visual approach to the village, with the candidate LGS and access land across the road, marking a subtle threshold between settlement and open countryside. It contributes to the area's rural identity and sense of place, offering both functional and environmental benefits within a small-scale setting.
<i>Historic significance?</i>	Its traditional, low-key design complements the surrounding landscape and reflects the historic character of Cornish roadside structures.
<i>Recreational value (inc as a playing field)?</i>	Provides a resting and waiting place for bus users, walkers, and visitors, offering shelter and a vantage point across the valley.
<i>Tranquillity?</i>	Limited - It is a place where residents can pause quietly and enjoy the landscape.
<i>Richness of wildlife?</i>	Limited - The grass verge and adjoining hedgerow provide valuable habitat for small mammals, birds, and pollinators, forming part of the ecological corridor along the rural road edge.
<i>Any other reason??</i>	Functional value as a bus shelter.
Is it an extensive tract of land?	No



**SUMMARY:** This site forms a modest but useful piece of public space on the edge of the settlement, overlooking open countryside

**RECOMMENDATION: DESIGNATE AS LGS.**

Protected Green Space Reference	Protected Green Space name and address
1.	Cricket Club Turn
Owner:	Highway Authority
Management Status:	Well maintained
General description:	Small grassed triangle sits at a rural road junction.
Approximate area:	894.92 M2



Basic Requirements Assessment	
Criteria and reason for protection	Yes/No/Comment
Statutory Designations.	No
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?	Some 325 metres from the edge of Carnkie village.
Is the Open Space demonstrably special and holds a particular local significance for one or more of the following reasons?	
<i>Beauty?</i>	Sits at a rural road junction beside a detached house, forming a simple but visually open green space. The area is neatly maintained, with bollards marking its boundaries and mature hedgerows enclosing the surrounding lanes.
<i>Historic significance?</i>	Such triangular greens are characteristic of traditional Cornish rural road layouts, often originating from historic track junctions or areas left unbuilt due to changing boundaries over time. It therefore contributes to the historic morphology of the area and helps preserve the legibility of its rural road pattern.
<i>Recreational value (inc as a playing field)?</i>	The area has little recreational use due to its roadside position. Although not suitable for active recreation, it hosts the sign pointing to the major recreational facility in the Parish.
<i>Tranquillity?</i>	No
<i>Richness of wildlife?</i>	No
<i>Any other reason??</i>	Reinforces the character of the hamlet as a traditional rural community, where open verges and grass triangles are integral to its visual identity and charm.
Is it an extensive tract of land?	No



SUMMARY: Although such triangular greens are hallmarks of Cornwall's historic rural road network, often marking old track junctions, which helps reveal the area's historical development it has limited immediate value as an LGS

**RECOMMENDATION: DO NOT DESIGNATE AS LGS.**

Protected Green Space Reference	Protected Green Space name and address
1.	Four Ways Road Junction
Owner:	Highway Authority
Management Status:	Well maintained.
General description:	A small, triangular grass verge located at a rural road junction, bordered by hedgerows and open countryside. It contains several directional road signs
Approximate area:	414.63 m2



### Basic Requirements Assessment

Criteria and reason for protection	Yes/No/Comment
Statutory Designations.	No
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?	Some 125 metres from Rame village.
Is the Open Space demonstrably special and holds a particular local significance for one or more of the following reasons?	
<i>Beauty?</i>	Its simple, uncluttered form, framed by hedgerows and open fields, provides visual relief within the narrow, winding road network. The fresh grass, natural curves of the junction, and surrounding vegetation harmonise with the wider countryside.
<i>Historic significance?</i>	The layout of this green reflects the traditional rural road pattern typical of Cornish lanes, where junctions were shaped organically over time. The open verge helps retain the historic form of the crossroads, preserving the legibility of the rural network that has evolved from historic cart routes and field boundaries.
<i>Recreational value (inc as a playing field)?</i>	No. The area has little recreational use due to its roadside position.
<i>Tranquillity?</i>	No
<i>Richness of wildlife?</i>	No
<i>Any other reason??</i>	Its tidy appearance enhances the visual quality and legibility of the rural roadscape, while maintaining the authentic, undeveloped character typical of Cornwall's historic rural lanes.
Is it an extensive tract of land?	No

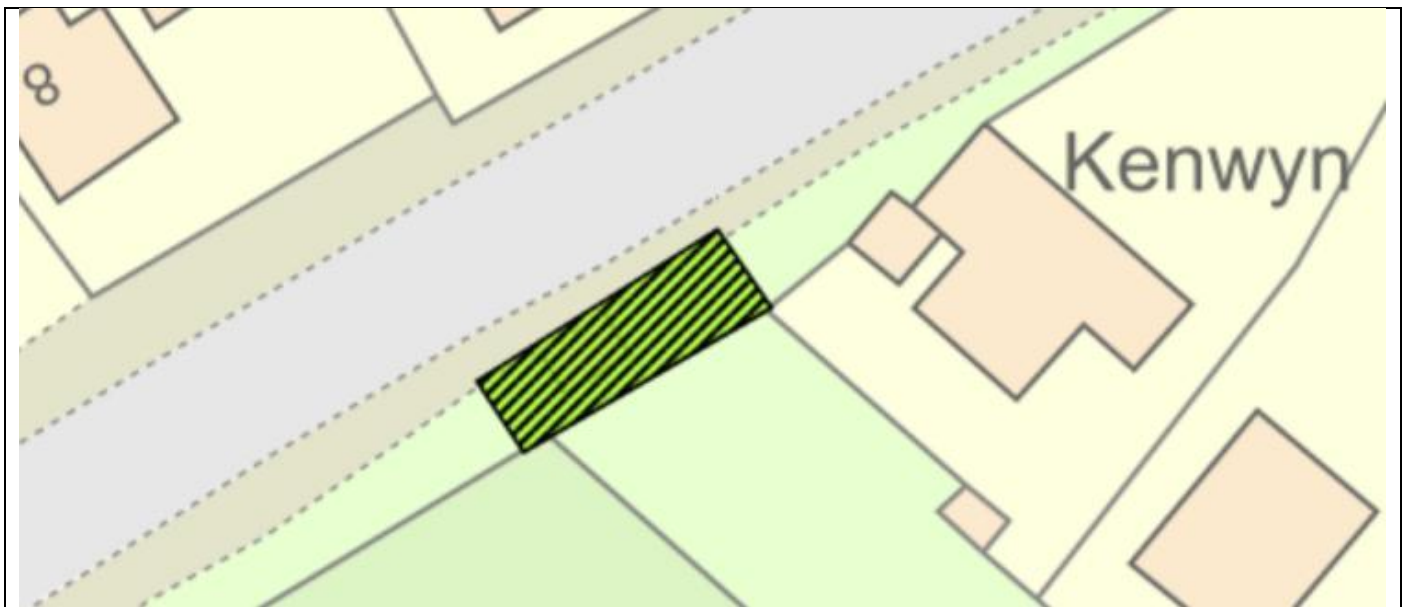


**SUMMARY:**

Although such triangular greens are hallmarks of Cornwall's historic rural road network, often marking old track junctions, which helps reveal the area's historical development it has limited immediate value as an LGS

**RECOMMENDATION: DO NOT DESIGNATE AS LGS.**

Protected Green Space Reference	Protected Green Space name and address
1.	Rame Bus Shelter Patch
Owner:	Parish Council/Highway Authority
Management Status:	Well maintained
General description:	Small green verge lies beside the main road and features a traditional stone-built bus shelter with a timber bench and overhanging tree. The grass bank rises gently behind the shelter, edged with hedgerow vegetation and mature trees,
Approximate area:	73.4900 m2



**Basic Requirements Assessment**

Criteria and reason for protection	Yes/No/Comment
Statutory Designations.	No
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 holds a particular local significance for one or more of the following reasons?	
<i>Beauty?</i>	Combination of natural greenery, traditional stonework, and dappled light under the trees, enhancing the visual approach into the village and reinforcing Cornwall's distinctive countryside charm.
<i>Historic significance?</i>	The shelter and adjoining verge form part of the historic roadside character typical of rural Cornwall, where small, handcrafted structures and hedged embankments line ancient transport routes. The stone construction and setting within a grassed bank contribute to the area's vernacular charm and sense of continuity in local craftsmanship and materials.
<i>Recreational value (inc as a playing field)?</i>	The bus shelter provides a practical resting and waiting space for residents and visitors, particularly those using public transport or walking along the road. It offers protection from the weather and a small area for social interaction, contributing to local amenity.
<i>Tranquillity?</i>	No
<i>Richness of wildlife?</i>	Limited - The hedgerow and grassed bank are valuable habitats for wildflowers, insects, and small birds, linking this verge into the wider ecological network along the road corridor.
<i>Any other reason??</i>	Functional value as a bus shelter.
Is it an extensive tract of land?	No




**SUMMARY:** This small green verge lies beside the main road and features a traditional stone-built bus shelter with a timber bench and overhanging tree. The grass bank rises gently behind the shelter, edged with hedgerow vegetation and mature trees, creating a soft, natural frame along the roadside.

**RECOMMENDATION: DESIGNATE AS LGS.**

Protected Green Space Reference	Protected Green Space name and address
1.	Wendron Millennial Cross Patch
Owner:	Highway Authority
Management Status:	Well maintained
General description:	Framed by Cornish hedgebanks, mature trees, and traditional field gates. A replica of a medieval cross, erected in 2000 (for the millennium) on the Penryn to Helston road in the village stands within the green area.
Approximate area:	482.3300 m2



Criteria and reason for protection	Yes/No/Comment
Statutory Designations.	No
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 holds a particular local significance for one or more of the following reasons?	
<i>Beauty?</i>	The combination of open green, traditional hedgebanks, and the finely crafted granite cross gives this space a dignified and harmonious beauty. It contributes to the local amenity and the sense of arrival into the village
<i>Historic significance?</i>	Although a contemporary addition (erected around 2000), the Millennium Cross holds heritage resonance by continuing Cornwall's long tradition of stone crosses marking significant places and routes. Its form intentionally echoes medieval Cornish crosses, linking present-day community identity with the area's deep historical roots. The green provides an appropriate and respectful setting for the cross, enhancing its visibility and symbolic role as a modern heritage feature.
<i>Recreational value (inc as a playing field)?</i>	No
<i>Tranquillity?</i>	No
<i>Richness of wildlife?</i>	Limited go hedgerow species.
<i>Any other reason??</i>	No
Is it an extensive tract of land?	No
	
<p>SUMMARY: The traditional but simple design of the Cross and natural setting complement each other, capturing both the rural character and the enduring cultural spirit of Wendron. The cross, framed by the landscape, enhances the scenic approach to the village and stands as a symbol of continuity and community pride at the turn of the millennium.</p> <p><b>RECOMMENDATION: DESIGNATE AS LGS.</b></p>	