

Kilmington Parish Council

26 May 2022

Ref: Kilmington Neighbourhood Plan Local Green Space (LGS)

Dear Deborah,

Response by Kilmington Neighbourhood Plan Group, in liaison with East Devon District Council Officers

In response to your questions regarding Local Green Spaces:

The Village Green, Jubilee Green, the allotments and The Common

As previously confirmed half (four) of the proposed Local Green Spaces are in the ownership and control of Kilmington Parish Council itself. These are the: The Village Green, Jubilee Green, the allotments and The Common. We can therefore confirm our support for their designation as Local Green Spaces.

We have now received responses to the letter we sent to the owners of the land, following your suggestion, and their responses are attached.

Saint Giles Churchyard and Cemetery

You will see we have received a somewhat negative response from the [REDACTED] [REDACTED] Archdeacon, who suggests that these areas are not suitable for LGS designation. Having discussed this with EDDC Planning, the Neighbourhood Plan Team and members of the Parish Council, whilst we would prefer to see the designation made to recognise the special value of these spaces to the community, it is accepted that there is already a reasonable level of protection in place and therefore a likely limited benefit in adding LGS designation.

Recreation field – Hitchcock trust

In the attached mail from the treasurer of the Hitchcock Trust he has replied positively that the trust has no objections to the Recreation Field being designated a LGS.

The New Inn public house garden – Palmers Brewery

Attached is a response from [REDACTED] representing Palmers Brewery. He states they 'very strongly OBJECT to your Neighbourhood Plan policy CGS3, where it proposes that the New Inn garden should be designated as an important open space'.

Perhaps it may help if we explain more fully why our NP included the garden as an LGS for recreational and leisure reasons, under the criteria in the National Planning Policy Framework:

- As Palmers have said in their letter the New Inn pub is extremely important to the village community. It would be a great loss if it were to close.
- During the spring and summer months the garden, as part of the pub, is enjoyed extensively as a leisure space by residents, village clubs and visitors.

- It is located extremely conveniently in the middle of the main residential hub of the village. Summer parties, weddings, wakes, charity and family events have used the outside space.
- The garden provides additional covered marquee space; There is a boule court used by the two pub teams; a BBQ Pizza Oven; previous landlords have supplies garden toys for children;

Much of this social activity would not be possible without the garden as the internal floor space of the pub is fairly small and has limited capacity, up to perhaps 60 seating maximum, typical of an older building. The garden more than doubles this tabled seating and for bigger social events villagers have also brought their own folding seats.

Therefore, as also stated by Palmers, we felt the garden substantially increases the viability of the pub business.

Our belief was that the terms of the LGS policy (see below) would allow Palmers the opportunity to develop the garden to 'enhance its function' thereby benefiting their pub business. In conjunction with our Retaining Community Facilities policy (HD7), I can confirm our intent to protect the land from loss to inappropriate development that would impact its special value and role in the local community.

Policy CGS3 states:

2. These areas will be protected for their local environmental, heritage and/or recreational value and development will not normally be supported unless it is to enhance their function.

3. Where development is to be supported it must:

- i) maintain or enhance the existing use and amenity and / or recreational value of the site*
- ii) have no adverse impact on the recreational use, heritage or environmental value of the site;*
- iii) not change the purpose for which the space is valued and the reason for designation.*

You will also have seen that we have added, as a Community Action Project, that we intend to investigate the possibility of adding the pub and garden as A Community Asset.

We trust that this provides the further information required and explains the background and our rationale to the Kilmington LGSs but if you have any other queries please let us know.

Best regards,

Peter Ball
Chairman Kilmington Neighbourhood Plan
Chairman Kilmington Parish Council

Copied to:

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