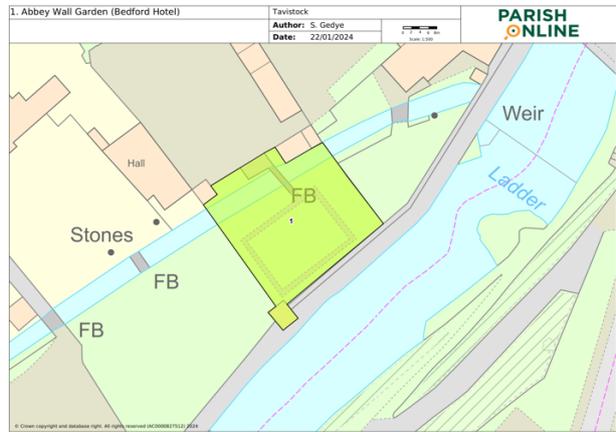


# 1. Abbey Wall Garden- Bedford Hotel



Site	Abbey Wall Garden - Bedford Hotel	
<b>1</b>	<b>Planning History - Does it meet LGS criteria?</b>	<b>Y</b>
	Does the sites have an extant planning permission, which can still be implemented and would conflict with a Local Green Space designation? <i>(If yes, the site is considered not suitable for Local Green Space Designation)</i>	N
	Has the site been allocated for an incompatible Local Green Space use? <i>If yes, the site is considered not suitable for Local Green Space Designation</i>	N
	Any further points to raise from the Strategic Land Availability Assessment?	N
<b>2</b>	<b>Other Designations - Does it meet LGS criteria?</b>	<b>Y</b>
	Is the site covered by any of the following designations?  Special Areas of Conservation; Special Protection Areas; Sites of Special Scientific Interest; Registered Parks and Gardens; Local Nature Reserves; Registered village greens; Common land; Strategic Green Space; Minerals Safeguarding Area  <i>If yes, the site is considered not suitable for Local Green Space Designation</i>	Y
<b>3</b>	<b>Proximity to Community - Does it meet LGS criteria?</b>	<b>Y</b>
	Is the site within 240m radius of 10 dwellings or more?  <i>If yes, the site is considered suitable for Local Green Space Designation due to its proximity to the community it serves</i>	N
<b>4</b>	<b>Local Character and Not Extensive Tract of Land - Does it meet LGS criteria?</b>	<b>Y</b>

	<p>Is the site, or adjacent green spaces appropriate for Local Green Space taken together, larger than 10ha?</p> <p><i>If yes, the site is considered not suitable for Local Green Space Designation</i></p>	N
	<p><b>How does the site relate to the local area?</b> Does the site feel part of the local area? Does the site connect physically, visually and/or socially to the area? Is the site distinct from its context by virtue of its size, land type or landscape features, e.g. what are its boundary conditions?</p> <p><i>Please provide justification below :</i></p> <p>The garden wall fronts the path along the Tavy River and forms part of the historic setting viewed from the River walk. The garden itself (green space) is not visible.</p>	Y
	<p><b>The site should not be an extensive tract of land.</b> How large is the site in comparison to the community it serves and areas of land in the vicinity?</p> <p><i>Please provide justification below:</i></p> <p>The site is 0.10 Ha in comparison to a total parish area of 1,330 Ha.</p>	See Map
	<p><b>Is the extent of the size reasonable for its potential designation as a Local Green Space</b> - How has the size of the site been decided? Does the site follow natural features or existing constraints? Does the whole site justify allocation as Local Green Space or is some of the site unnecessarily included? Is the site unusually large for its use?</p> <p><i>Please provide justification below:</i></p> <p>The site is defined by its green land use (garden) and importantly, on three sides, by walls. The wall that parallels the Tavy and that on the west edge are thought to be boundaries of the monastic precinct of Tavistock abbey.</p>	Y
5	<b>Particular Local Significance</b> - Does it meet LGS criteria?	Y/N
5.1	<b>Beauty</b> - Does it meet LGS criteria?	Y/N
	<p>Is the site discernibly beautiful or more beautiful than the surrounding areas?</p> <p><i>Please provide justification below</i></p> <p>The area forms a well-maintained enclosed garden to the hotel, with the Still House and high precinct wall creating a special setting.</p>	Y

	<p>Site visibility - Is the site visible from a public place? Are there views of the site from any key locations?</p> <p><i>Please provide justification below</i></p> <p>The garden walls form part of the river walk along the Tavy, though the green space itself is not visible unless within the property of the Bedford hotel.</p>	N
	<p>Is the site (or type of landscape) specifically mentioned in any relevant landscape character assessments, conservation area appraisals or similar documents?</p> <p><i>Please provide justification below</i></p> <p>See Tavistock conservation area appraisal</p>	Y
	<p>Is the site covered by any landscape or similar designations?</p> <p><i>Please provide justification below</i></p>	N
	<p>Are there any cultural references to the site's scenic quality?</p> <p><i>Please provide justification below</i></p>	N
	<p>Does the site bring interest from further afield to the local area?</p> <p><i>Please provide justification below</i></p> <p>The hotel visitors enjoy the unique enclosed setting of the abbey remains and the historic canal.</p>	Y
	<p>Does the green space help to improve the overall appearance of the area by means of its features?</p> <p><i>Please provide justification below</i></p> <p>The garden space helps illustrate the historic setting of the still house.</p>	Y
5.2	<b>Historic Significance</b> - Does it meet LGS criteria?	Y/N
	<p>Are there any historic buildings, features or remains on the site? For example, listed buildings, scheduled ancient monuments, and war memorials.</p> <p><i>Please provide justification below</i></p>	Y

	The garden is part of a Scheduled Ancient Monument, and the precinct wall and Still house (Historic Environment Record MDV43873), which forms one of the corners of the garden, are Listed Grade II.	
	<p>Are there any historic landscape features on the site? For example, old hedgerows, ancient trees, historic ponds, historic garden features, ancient woodlands.</p> <p><i>Please provide justification below</i></p> <p>The historic canal crosses the site and two of the walls (the southern and wester walls) are thought to relate to the medieval abbey.</p>	Y
	<p>Did the site play an important role in the historic development of the village or town? For example, part of the grounds for the manor house, site of an old railway station, village green.</p> <p><i>Please provide justification below</i></p> <p>The garden formed part of the precinct of the Benedictine abbey founded in the 10<sup>th</sup> century until its Dissolution in 1539. This area was said to be the monk's recreational area where they played bowls.</p>	Y
	<p>Did any important historic events take place on the site? Is there a longstanding event which takes place on the site? For example, fete's, well-dressing, maypole dancing, pace egg rolling, plays, market</p> <p><i>Please provide justification below</i></p>	N
5.3	<b>Recreational Value</b> - Does it meet LGS criteria?	N
	<p>Is there evidence or is it feasible that the site is used for playing sport or is it included in the playing pitch strategy to deliver sports provisions?</p> <p><i>Please provide justification below</i></p>	N
	Which Sport?	
	Is this sports provision free?	
	Is it good quality?	
	Are there better facilities nearby?	

	<p>Does the Green space incorporate play provision or is it included in the play strategy to deliver new play provision? What is the quality of the play area?</p> <p><i>Please provide justification below</i></p>	
	<p>Are there any other play provisions within a 240m for local playable space or 600m for strategic play space?</p> <p><i>If yes, please provide details below</i></p>	
	<p>Is there evidence or is it feasible that the site is used for informal recreation? Can the site be accessed easily? Are there desire-lines present on site?</p> <p><i>If yes, please provide details below</i></p>	
	<p>Does the site incorporate any recreational routes, e.g. bridleways, PRoWs, National Cycle Routes, key pedestrian and cycle links?</p> <p><i>If yes, please provide details below</i></p>	
<b>5.4</b>	<b>Tranquillity - Does it meet LGS criteria?</b>	<b>Y</b>
	<p>Is the site considered to be tranquil? If yes, what features make it feel tranquil?</p> <p><i>Please provide justification below</i></p> <p>The enclosed nature of the garden with the canal alongside creates a very tranquil setting.</p>	Y
	<p>Does it enhance the feeling of tranquillity within the local area through a feeling of remoteness?</p> <p><i>Please provide justification below</i></p>	N
	<p>Does it provide an area of tranquillity within a busy setting by hiding man-made structures such as roads, power-lines or lighting and by reducing the appearance of noise and light impacts?</p> <p><i>Please provide justification below</i></p> <p>The garden location and setting mean that it is hidden from public view away from the busy areas of the town centre.</p>	Y

5.5	<b>Richness in Wildlife - Does it meet LGS criteria?</b>	N
	Is the site formally designated for its wildlife value? <i>If yes, please provide details below</i>	N
	If the site is not formally designated, is there any evidence that there are important habitats or species found on the site? <i>If yes, please provide details below</i>	N
	Have ecological surveys been undertaken on or close to the site? <i>If yes, please provide details below</i>  Private ecological surveys recently conducted by the Town Council as part of the work done to restore an underground portion of the river wall by Market Road.	Y
	Has the site been defined as part of the JLP biodiversity network? Is the site adjacent to a designated site? <i>If yes, please provide details below</i>	N
	Is there any evidence, or is it likely that other wildlife of interest has been found on the site? Are there ancient hedgerows, woodland, veteran trees on the site? <i>If yes, please provide details below</i>	N
6	<b>Evidence of Local Support and Alternate Green Space Provision - Is there sufficient current evidence of Local Support?</b>	N
	<i>If yes, please provide details below</i>	N
7	<b>Could the site help to mitigate against the effects of climate change on the local community? Does the site have sufficient landscape qualities that could help tackle climate change?</b>	N
	<i>If yes, please provide details below</i>	N
8	<b>Does the site include any landscape features that could help build resilience to climate change challenges? Does the site have sufficient landscape features that could build resilience to climate change?</b>	N
	<i>If yes, please provide details below</i>	N

	As above	
9	<b>Conclusion</b> - Should site be considered for allocation?	Y
	<i>Please provide any concluding remarks below</i>  The preservation of this space is supported because of its historic role as a green space throughout much of Tavistock's history.	Y