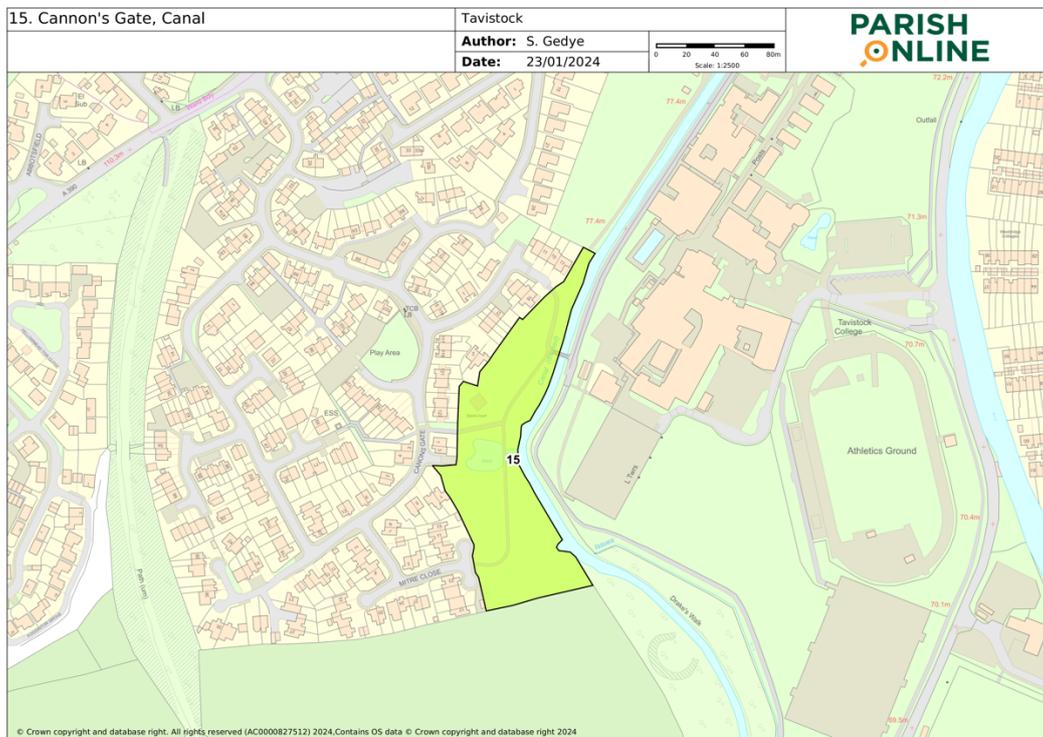


15. Canon's Gate, Canal



Site	Canon's Gate, Canal	
1	Planning History - Does it meet LGS criteria?	Y
	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
	There is planning permission for utilities to be placed underground through the site. This does not conflict with the LGS designation.	
	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
2	Other Designations - Does it meet LGS criteria?	Y

	<p>Is the site covered by any of the following designations?</p> <p>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</p> <p><i>If yes, the site is considered not suitable for Local Green Space Designation</i></p>	N
3	<p>Proximity to Community - Does it meet LGS criteria?</p>	Y
	<p>Is the site within 240m radius of 10 dwellings or more?</p> <p><i>If yes, the site is considered suitable for Local Green Space Designation due to its proximity to the community it serves</i></p>	Y
4	<p>Local Character and Not Extensive Tract of Land - Does it meet LGS criteria?</p>	Y
	<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>How does the site relate to the local area? 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 site links the nearby residential community of Monksmead with the park, canal, recreational basketball and football pitch, and is the main foot path route to the local college and Tavistock primary school.</p>	Y
	<p>The site should not be an extensive tract of land. 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 1.15 Ha within a total parish area of 1,330 Ha.</p>	
	<p>Is the extent of the size reasonable for its potential designation as a Local Green Space - 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 has been open space since the Mondksmead development was created and contains amenities designed to integrate with that community as well as the wider community. See Map</p>	Y
5	<p>Particular Local Significance - Does it meet LGS criteria?</p>	Y/N

5.1	Beauty - 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 site has a variety of habitats on it, including woodland, marshy field, a stream, the canal, and open tall grass fields in summer. It is bordered by trees and a tall living hedge which screens residences from the college and Drake's Trail Cycle Path.</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 site is visible from the residential estate, the college, the cycle path and the canal path.</p>	Y
	<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>	N
	<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 canal path and the linked paths are used by individuals from other residential areas because of the important links to the Cycle path and with the canal path.</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 trees, hedges and tall grass enhance the local area and screen the residences from the college.</p>	Y
5.2	Historic Significance - 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>	N
	<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>	N
	<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>	N
	<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	Recreational Value - Does it meet LGS criteria?	Y/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> <p>There is an informal level playing pitch which previously had goals in place that sits in the centre of the site. There is also a basketball hoop and pitch setup on the site.</p>	Y
	Which Sport? Basketball and Football	
	<p>Is this sports provision free?</p> <p>Yes</p>	
	<p>Is it good quality?</p> <p>The basketball pitch is good quality, but it is only offering a half-court and due to the waterways surrounding the area doesn't lend itself to risky play unless prepared to lose the ball. The football pitch area is not regularly maintained by the council in the summer leading to overly long grass and lack of use. The field is also extensively used by dog owners and therefore frequently there is dog mess on the play field which cannot be controlled for in the current state. It could use a fenced pitch for the football field and a full court for the basketball pitch.</p>	N

	<p>Are there better facilities nearby?</p> <p>Although there are much nicer formal football fields nearby, these are not available for pickup games and therefore are not able to be used informally. There is another basketball halfcourt near the skatepark in the meadows but this is no better then the provision here.</p>	N
	<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>There is no play equipment outside the sports provision, though children are regularly seen climbing some of the trees and playing within the fields or by the bridge.</p>	N
	<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>There is locally a play area very close by in Monksmead that has play equipment available</p>	Y
	<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>There is lots of use of the site for informal recreation.</p>	Y
	<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> <p>The site is a key pedestrian route to the town and to the outlying shops and schools.</p>	Y
5.4	Tranquillity - Does it meet LGS criteria?	Y/N
	<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>Because it is very busy as a pedestrian area it doesn't feel tranquil.</p>	N
	<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>	N

	<i>Please provide justification below</i>	
5.5	Richness in Wildlife - Does it meet LGS criteria?	Y/N
	<p>Is the site formally designated for its wildlife value?</p> <p><i>If yes, please provide details below</i></p> <p>The canal itself is known to be home to Daubenton's Bats in large numbers as well as common and soprano Pippestrelle bats which roost in trees in the area.</p>	Y
	<p>If the site is not formally designated, is there any evidence that there are important habitats or species found on the site?</p> <p><i>If yes, please provide details below</i></p> <p>Surveys undertaken and recorded with the Bat Conservation Trust show that there are large numbers of endangered bats served by the site, where the long grass and waterways are providing the right environment for the food that the bats need to survive.</p>	Y
	<p>Have ecological surveys been undertaken on or close to the site?</p> <p><i>If yes, please provide details below</i></p> <p>Waterway Bat surveys in 2022.</p>	Y
	<p>Has the site been defined as part of the JLP biodiversity network? Is the site adjacent to a designated site?</p> <p><i>If yes, please provide details below</i></p>	N
	<p>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?</p> <p><i>If yes, please provide details below</i></p> <p>See above</p>	Y
6	Evidence of Local Support and Alternate Green Space Provision - Is there sufficient current evidence of Local Support?	Y/N
	<p><i>If yes, please provide details below</i></p> <p>The landowner has responded positively to the designation and has already begun to manage the site for wildlife and climate change with a tree planting in 2022.</p>	Y
7	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?	Y/N

	<p><i>If yes, please provide details below</i></p> <p>Y, the site has recently had large numbers of trees planted which will contribute positively to climate change.</p>	Y
8	<p>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?</p>	Y/N
	<p><i>If yes, please provide details below</i></p> <p>Yes, also particularly the water and marshy areas are helpful for reducing the effects of localised flooding from climate change.</p>	Y
9	<p>Conclusion - Should site be considered for allocation?</p>	Y/N
	<p><i>Please provide any concluding remarks below</i></p> <p>There is scope for improvement of some of the recreational facilities in the site, including better areas for dog owners to keep dog mess separated from recreational areas.</p>	Y