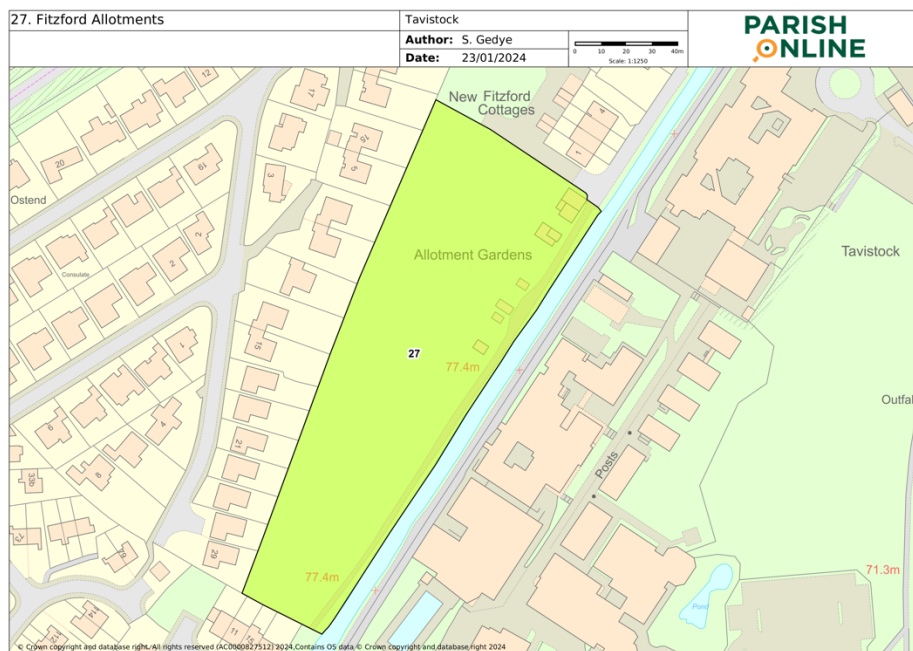


27. Fitzford Allotments



Site	Fitzford Allotments	
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
	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
	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>	N
3	Proximity to Community - Does it meet LGS criteria?	Y
	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>	Y
4	Local Character and Not Extensive Tract of Land - Does it meet LGS criteria?	Y
	Is the site, or adjacent green spaces appropriate for Local Green Space taken together, larger than 10ha? <i>If yes, the site is considered not suitable for Local Green Space Designation</i>	N
	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? <i>Please provide justification below :</i> There are multiple privately held allotments stretching from the canal and sloping upwards to the residential homes on Greensway Rd above. These are historic allotments that were original part of the historic Fitzford Cottages and would have provided space for a full allotment for a family.	
	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? <i>Please provide justification below:</i> The site is 1.18 Ha within a total parish area of 1,330 Ha.	
	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	Y

	<p>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>See Map</p>	
5	Particular Local Significance - Does it meet LGS criteria?	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 allotments vary in look and feel with many containing informal buildings and permitted development.</p>	N
	<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 allotments are visible from the footpath and cyclepath and from the residential area above.</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>	N
	<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 site is of interest with its variety of plants, animals and structures.</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>	Y

	The allotments are historic allotments that are part of the original Fitzford Cottages development which was part of the reforms by the 7 th Duke of Tavistock	
	<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>There are bits that contain old historic hedgerows and prior to the cottages this would have been part of the original Fitzford estate which was a historic estate with a manor home nearby.</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 creation of the Duke of Bedford cottages was an important feature of the town at a critical point in its development providing housing and land in a new way for the working classes who were mining and farming in the town.</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> <p>N</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>	N
	Which Sport?	
	Is this sports provision free?	
	Is it good quality?	
	Are there better facilities nearby?	
	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?	

	<i>Please provide justification below</i>	
	Are there any other play provisions within a 240m for local playable space or 600m for strategic play space? <i>If yes, please provide details below</i>	
	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? <i>If yes, please provide details below</i>	
	Does the site incorporate any recreational routes, e.g. bridleways, PRowS, National Cycle Routes, key pedestrian and cycle links? <i>If yes, please provide details below</i>	
5.4	Tranquillity - Does it meet LGS criteria?	Y/N
	Is the site considered to be tranquil? If yes, what features make it feel tranquil? <i>Please provide justification below</i>	N
	Does it enhance the feeling of tranquillity within the local area through a feeling of remoteness? <i>Please provide justification below</i>	N
	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? <i>Please provide justification below</i>	N
5.5	Richness in Wildlife - Does it meet LGS criteria?	Y/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>	Y

	Bat surveys indicate that many bats are living in the vicinity and benefiting from the biodiversity provided by tended allotments.	
	Have ecological surveys been undertaken on or close to the site? <i>If yes, please provide details below</i> Bat surveys for the bat conservation trust in 2022.	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	Evidence of Local Support and Alternate Green Space Provision - Is there sufficient current evidence of Local Support?	Y/N
	<i>If yes, please provide details below</i> Notices were placed around the site and on poles leading to the sites. A single positive response from an allotment user was received supporting the allocation. Dear Ursula, I write following our conversation this morning. Thank you for listening to my concerns regarding adding the green space protections to the allotments behind the New Fitzford Cottages. I look forward to those allotments being added to the plan. During the course of our conversation, you asked me to document the wildlife that benefits from the allotments, and also to explain what it is that I have done with the allotment that I rent. When I first rented my allotment the land had not been used well, and the soil was not productive. I have slowly created an organic garden in which to grow fruit and vegetables, and where local wildlife can live. My soil now has worms, centipedes and beetles and there are many animals, birds, and other creatures, I that I and other allotment gardeners have seen. Here is a list of some of the creatures:	Y

	<p>Bats, foxes, kingfishers, slow worms, solitary bees (I have a bee house and drinking station), hedgehogs, butterflies, frogs, newts, toads (a neighbouring allotment has a pond), squirrels and many birds, including buzzards, peregrine falcons, robins, greenfinches, bullfinches, wrens, blackbirds, and longtailed tits.</p> <p>I am delighted to hear that this precious haven for both food production and wildlife will be protected for us all and future generations.</p> <p>With gratitude and hope,</p> <p>Name Redacted</p>	
7	<p>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?</p>	Y/N
	<p><i>If yes, please provide details below</i></p> <p>Through biodiversity.</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>As above</p>	Y
9	<p>Conclusion - Should site be considered for allocation?</p>	Y/N
	<p><i>Please provide any concluding remarks below</i></p>	Y



