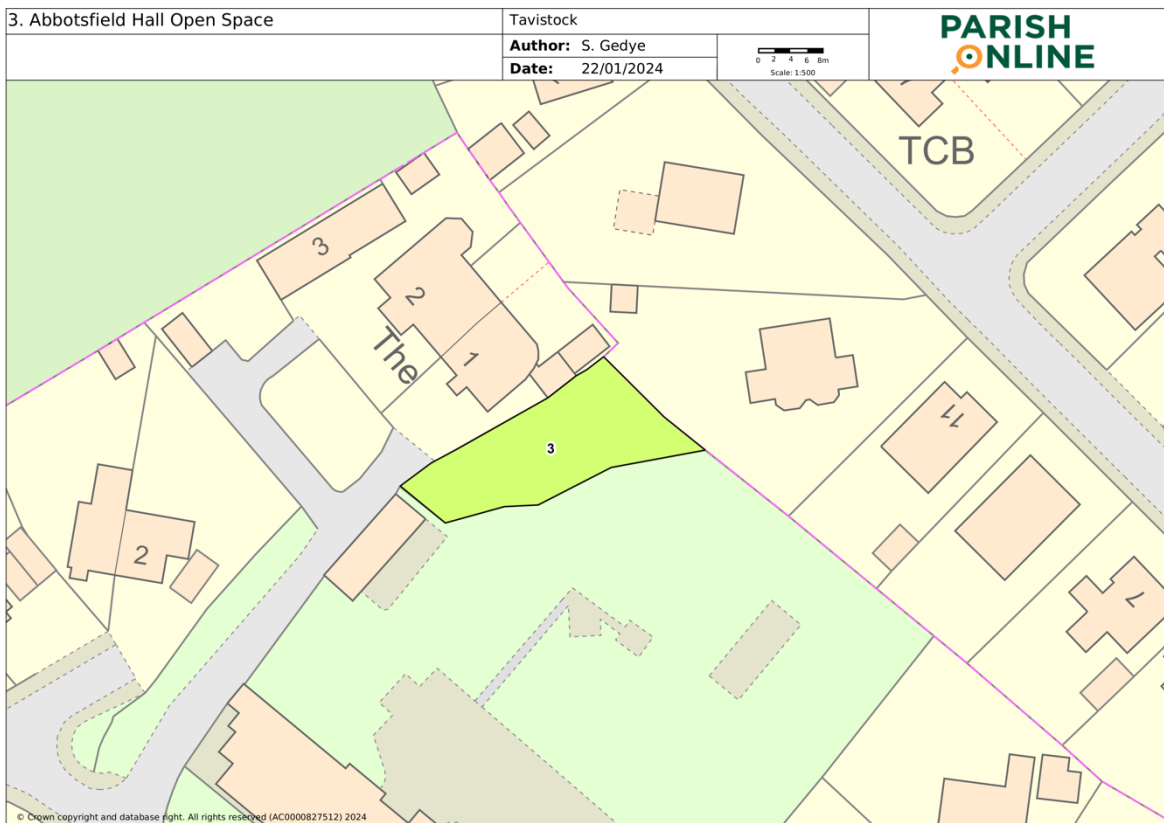


3. Abbotsfield Hall Green Space



Site	Abbotsfield Hall Green Space	
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> This bit of green space has the feel of a secret garden. It has historically been used as a wild play space by children in the neighbourhood with evidence of the past existence of an informal rope swing. The space is entered through a swinging gate at the end of a lane that would only be discovered by people living in local homes. It has interesting historic architecture embedded in the green space, including a stone half circle like an animal pen and a wall that appears to have formed part of the larger estate around Abbotfield Hall.	
	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 0.03 Ha within a total parish area of 1,330 Ha. The site is similar in size to many pocket parks in new developments. It invites visitors to engage in play and is relatively shielded from detection.	

	<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 is completely bounded by either wall or fence with the green space in the designated area.</p>	
5	Particular Local Significance - Does it meet LGS criteria?	Y/N
5.1	Beauty - Does it meet LGS criteria?	Y
	<p>Is the site discernibly beautiful or more beautiful than the surrounding areas?</p> <p><i>Please provide justification below</i></p> <p>While wild and unplanted, the shape of the space and the relative secrecy of it make it distinctly more attractive than other green spaces. This is also enhanced by the architectural elements of the half circle and the stone wall.</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 charm of the site comes from its relative difficulty of being detected.</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>	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>	Y
5.2	Historic Significance - Does it meet LGS criteria?	Y
	<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> <p>Abbotsfield Hall was built for Mr Thomas Morris the managing director of the Devon Great Consuls Mining Company He was the relative (brother possibly uncle) of the eminent Victorian designer, craftsman and poet William Morris The hall was subsequently owned by the Price family of candle makers fame Used by the British army then the Americans during the war in 1946 it housed 350 German prisoners It was where General Eisenhower met Field Marshall Montgomery in 1944 to plan the invasion of Normandy the House/ Hall displays a plaque to commemorate the occasion. In 1948 it was bought by the Urban District Council for £5000 and used as a youth hostel until 1982. In 1984 it was sold for £105,000 and became a residential home. There is a rather fine wall mural in the hall painted in the 1950's by the Tavistock Group of artists depicting Tavistock it was in recent years made into a jigsaw puzzle and sold by THT.</p>	Y
	<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 is a stone half circle feature as well as historic stone hedgerow elements.</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>This would have been part of the grounds of Abbotfield Hall</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	Recreational Value - Does it meet LGS criteria?	Y
	<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>Although there are no play equipment in the site, it is clear from historic use that children have used it locally as a play area. The architectural elements of the site lend themselves to play in a natural way.</p>	Y
	<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 not another play park within the same development.</p>	N
	<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 clear evidence that it is used for informal recreation. See photos.</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>	N
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 accessed through a gate at the end of the lane it feels like a secret garden.</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> <p>The way in which it is completely enclosed and under high trees means that it feels like a secret garden.</p>	Y
	<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>Yes, in an otherwise developed area it is a unique green space that is both shielding and shielded by its location.</p>	Y
5.5	Richness in Wildlife - Does it meet LGS criteria?	N
	<p>Is the site formally designated for its wildlife value?</p> <p><i>If yes, please provide details below</i></p>	N
	<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>Have ecological surveys been undertaken on or close to the site?</p> <p><i>If yes, please provide details below</i></p>	

	<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>	
	<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>	
6	<p>Evidence of Local Support and Alternate Green Space Provision - Is there sufficient current evidence of Local Support?</p> <p><i>If yes, please provide details below</i></p>	Y/N
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> <p><i>If yes, please provide details below</i></p>	N
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> <p><i>If yes, please provide details below</i></p> <p>As above</p>	N
9	<p>Conclusion - Should site be considered for allocation?</p> <p><i>Please provide any concluding remarks below</i></p> <p>The history, tranquillity and recreational value of this greenspace support its allocation as a Local Green Space</p>	Y