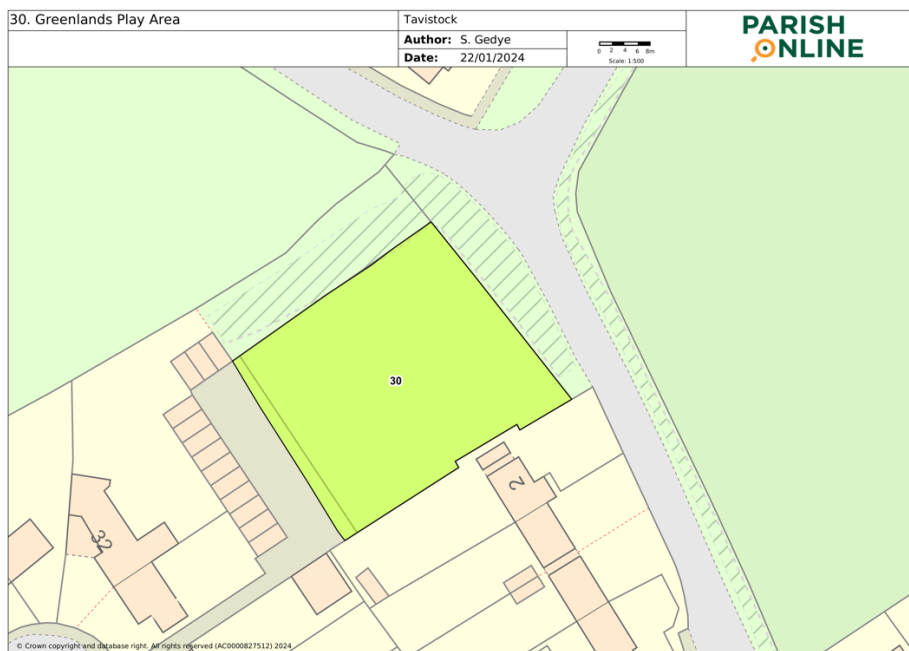


30. Greenlands Play Area (off Plym Crescent)



Site	Greenlands Play Area (off Plym Crescent)	
1	Planning History - Does it meet LGS criteria?	Y
	Does the site 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> The site is bounded by hedges and fences. It is connected to the local area by virtue of it being a community leisure space but at the same time it is also defined by being enclosed on two sides by trees, enhancing its bounded and secluded qualities.	
	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 only 0.14 Ha compared to a parish area of 1,330 Ha.	

	<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><i>Base on its land use and boundary conditions. There is a small area of private woodland on the north and east of the site that has been excluded as these are separated by boundaries and are not of the same land use as this designation.</i></p>	
5	Particular Local Significance - Does it meet LGS criteria?	Y
5.1	Beauty - Does it meet LGS criteria?	N
	<p>Is the site discernibly beautiful or more beautiful than the surrounding areas?</p> <p><i>Pleasant, but not beautiful compared to other parks or natural spaces. Adjacent to Green Hill (though no connecting path and screened from each other by trees outside this site). Area is about 600m from Whitchurch Down.</i></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>Accessed by short road between houses. Bordered on all sides by garden fences or (external) banks with trees on.</i></p>	N
	Is the site (or type of landscape) specifically mentioned in any relevant landscape character assessments, conservation area appraisals or similar documents?	N
	Is the site covered by any landscape or similar designations?	N
	Are there any cultural references to the site's scenic quality?	N
	Does the site bring interest from further afield to the local area?	N
	<p>Does the green space help to improve the overall appearance of the area by means of its features?</p> <p><i>Only seen by those visiting it and 1 adjacent house.</i></p>	N
5.2	Historic Significance - Does it meet LGS criteria?	N
	Are there any historic buildings, features or remains on the site? For example, listed buildings, scheduled ancient monuments, and war memorials.	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>While there are lines of trees on 2 sides, these are not within the site boundary. Hedge on 3rd side adjoins a garden and while well established with several species does not appear historic.</i></p>	N

	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.	N
	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	N
5.3	Recreational Value - Does it meet LGS criteria?	Y
	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? <i>Suitable for informal ball games. Dimensions and condition of grass not suitable for sports teams.</i>	N
	Which Sport?	n/a
	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>Identified as a play area and accessible natural space in JLP. Current facilities are two low goals (no nets in place when visited) and a basketball hoop. No swings, climbing frames etc.</i>	Y
	Are there any other play provisions within a 240m for local playable space or 600m for strategic play space? <i>While Whitchurch Down starts approx. 600m away (but more by a safe walking route) the parts of it suitable for play are more than 600m.</i>	N
	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>The open grass area provides a play space and is suitable for ball games as evidenced by the basketball hoop and goal. A picnic table and bin also evidence the site's usage. This park area is easily walkable from across the Greenlands estate, which is mid 20th century council housing, with gardens, now in a mix of private and social landlord ownership.</i>	Y
	Does the site incorporate any recreational routes, e.g. bridleways, PRow's, National Cycle Routes, key pedestrian and cycle links? <i>No route through site</i>	N
5.4	Tranquillity - Does it meet LGS criteria?	N

	Is the site considered to be tranquil? If yes, what features make it feel tranquil? <i>Away from traffic, sheltered on all sides.</i>	Y
	Does it enhance the feeling of tranquillity within the local area through a feeling of remoteness?	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?	N
5.5	Richness in Wildlife - Does it meet LGS criteria?	N
	Is the site formally designated for its wildlife value?	N
	If the site is not formally designated, is there any evidence that there are important habitats or species found on the site?	N
	Have ecological surveys been undertaken on or close to the site? <i>Not so far as is known.</i>	N
	Has the site been defined as part of the JLP biodiversity network? Is the site adjacent to a designated site?	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>Potentially on adjacent field or roadside, but not within the boundaries of the play area. One mature tree on site (lime) – see photo. No Tree Preservation Orders nearby. However without Land Registry Check, not sure how far site extends beyond fences. Some patches of grass are left as meadow.</i>	N
6	Evidence of Local Support and Alternate Green Space Provision - Is there sufficient current evidence of Local Support?	Y
	<i>Sign on site indicates managed by Live West (social housing provider). Raised flower beds in planters. Play equipment installed c2004 by Greenlands Tenants and Residents Association (planning records).</i>	Y
7	Could the site help to mitigate against the effects of climate change on the local community? Does the site have the local community? sufficient landscape qualities that could help tackle climate change?	Y
	<i>As unpaved contributes to sustainable drainage. Adjacent trees and hedge provide shade in future hot summers.</i>	Y
8	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?	Y
	<i>As above</i>	
9	Conclusion - Should site be considered for allocation?	Y
	<i>Reasonable sized, sheltered open space with some recreation facilities within a substantial housing estate which lacks safe direct pedestrian and cycle links to the relatively close open downland, and is over 1km, up a hill, from the main town parks and sports fields. Indications of community engagement.</i>	