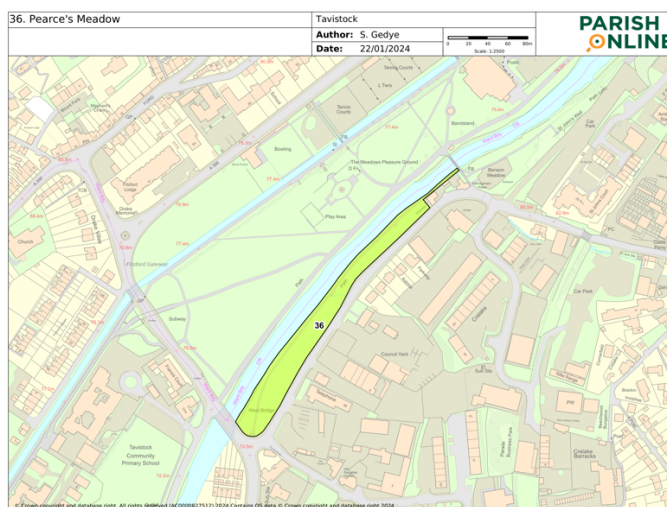


36. Pearce's Meadow



Site	Pearce's Meadow	
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?	N

	<i>If yes, the site is considered not suitable for Local Green Space Designation</i>	
	<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>Pearce's Meadow is a strip of grass and mature trees that runs along the southern bank of the river Tavy, opposite to The Meadows park. It connects to The Meadows because it is an extension of the park; it is part of the parkland. It is bounded on its long sides by the river Tavy to the north and a wall to Pixon Lane to the south.</p>	
	<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 0.65 Ha compared to a 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 is defined by its boundaries and land use which is a grass area of park with mature trees. It has distinct boundaries, these being the river Tavy, and a wall along Pixon Lane. At its west end to Plymouth Road the park is gates, with gates that bear the name of the meadow.</p>	Y
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>Please provide justification below</i></p>	
	<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 green is visible from the canal path and from the Monksmead housing estate</p>	
	<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>Is the site covered by any landscape or similar designations?</p> <p><i>Please provide justification below</i></p>	
	<p>Are there any cultural references to the site's scenic quality?</p> <p><i>Please provide justification below</i></p>	
	<p>Does the site bring interest from further afield to the local area?</p> <p><i>Please provide justification below</i></p>	
	<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>It is an area of nature in a fairly built up part of the town</p>	
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>	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>	Y

	<p><i>Please provide justification below</i></p> <p>The site is shown on the second edition OS 25 inch map of c. 1904 as having been the site of a nursery. This is noted on the Historic Environment Record Ref MDV51348.</p>	
	<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> <p>It is used to play football and other games by children from the estate</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>The site contains play equipment.</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>	Y

	<p>The main role that Pearce’s Meadow serves as part of the park area in the centre of Tavistock is for dog walkers. On the opposite side of the river in The Meadows, dogs must be kept on a lead but they can be let off the lead in this green space.</p> <p>This ‘meadow’ is a long strip of land with a path through it. Whether people have a dog or not, the path is well-used. It provides a green pedestrian route to the town centre which avoids roads. It is also used as part of a walking/running circuit as it provides a useful riverside loop, incorporating The Meadows and the St John’s /Benson’s Meadow areas.</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> <p>The site is bisected by a well-used footpath. See comments above with regard to the use of this footpath.</p>	Y
5.4	Tranquillity - Does it meet LGS criteria?	Y
	<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 site feels tranquil mainly by virtue of its riverside location, with running water being an important psychological component of tranquillity. Although bounded on one side by a road, to the other side of the river is more parkland and so, in the context of a central urban location, this is a peaceful space.</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>As above</p>	
	<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>As above – this parkland is in a central urban location, bounded by the town centre and an industrial estate. It therefore reduces noise and lighting in this zone.</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>	N
	<p>Have ecological surveys been undertaken on or close to the site?</p> <p><i>If yes, please provide details below</i></p>	N
	<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>	N
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
	<p>This area is a heavily used park/footpath. It is very popular with dog walkers.</p>	Y
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>	Y
	<p>The site has mature trees and is a permeable zone running along a riparian location of the River Tavy. These qualities help river temperatures, store carbon and impact on water retention.</p>	
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>	Y
	<p><i>If yes, please provide details below</i></p>	

	As above – additionally the climate resilience qualities of the site could be enhanced with a different approach to its floristic management; the site has more potential.	
9	Conclusion - Should site be considered for allocation?	Y
	This is an important and very well used part of the park area of central Tavistock. It is particularly useful for dog walkers as a place where they can let their dogs off the lead (not permissible in the adjacent 'Meadows'. It is also well used by walkers accessing the town centre on a green foot route, and also for leisure/exercise in walking/running as it contributes to a pleasant riverside loop.	