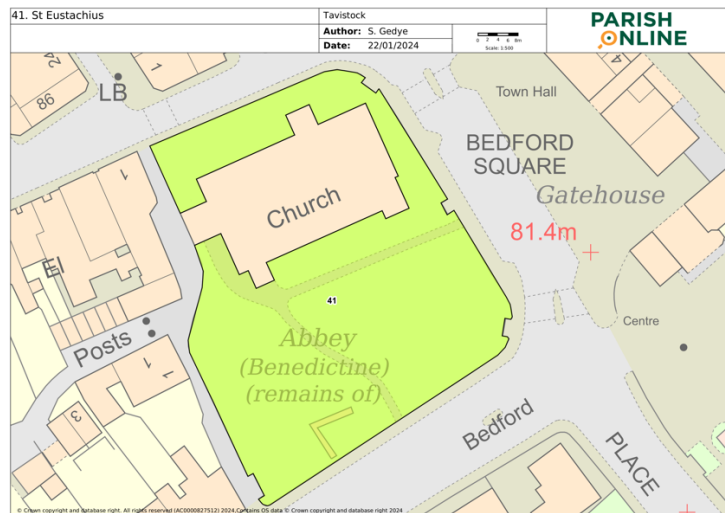


41. St Eustacius



Site	St Eustacius Churchyard	
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?	
2	Other Designations - Does it meet LGS criteria?	Y
	Is the site covered by any of the following designations?	N

	<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>	
3	Proximity to Community - Does it meet LGS criteria?	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	Local Character and Not Extensive Tract of Land - Does it meet LGS criteria?	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 is distinctly defined as a churchyard. It is a central, prominent and historic part of the Tavistock landscape, bounded by a stone wall.</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><i>The site is 0.29 Ha within a total parish area of 1,330 Ha.</i></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 size has been decided on the basis that it is a discrete churchyard ringed by a wall.</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>Mature trees, archaeological ruins, bulbs in the spring, a haven in town and a space open for the church to be displayed to the town</i></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>Viewable from all sides by local businesses of the town centre</i></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>Historical environment record, Church of England</i></p>	Y
	<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>The churchyard is in a central location in the town which, alongside the built environment of Tavistock's historic buildings, provides an historic green spaces than enhances the heart of the town.</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>	

	The churchyard contains St Eustachius church, a medieval parish church and Grade II* Listed Building. It also contains some remains of the abbey cloister and buried in the churchyard are the foundations of the abbey church. The churchyard (MDV67441), Church (MDV3933) and abbey remains (e.g. MDV43870) are recorded on the `historic Environment Record.	
	Are there any historic landscape features on the site? For example, old hedgerows, ancient trees, historic ponds, historic garden features, ancient woodlands. <i>Gravestone, remains of the abbey cloister and mature trees</i>	Y
	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. As a religious site relating to both the abbey church and the parish church, this area is arguably the most important location in Tavistock's historic development; it is certainly the location with the longest continued period of historic significance.	Y
	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 <i>Carnival events, The Edge local performances, fetes, markets etc</i>	Y
5.3	Recreational Value - Does it meet LGS criteria?	Y/N
	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>Please provide justification below</i>	
	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> The site is used in warmer weather by people in the town centre as a place to sit/relax on the grass and sometimes to 'picnic'. As described above, it is used to hold recreational events.	Y
	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?	N
	Is the site considered to be tranquil? If yes, what features make it feel tranquil?	
	Does it enhance the feeling of tranquillity within the local area through a feeling of remoteness? <i>Please provide justification below</i>	
	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>	
5.5	Richness in Wildlife - Does it meet LGS criteria?	Y
	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?	Y

	<p><i>If yes, please provide details below</i></p> <p>St Eustachius churchyard features in the publication 'Branch Out: Tree and Greenspace Trail' published by Visit Tavistock which highlights the notable ornamental trees in this area.</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>	Y
	<p><i>If yes, please provide details below</i></p> <p>The site is regularly used for informal relaxing as well as for formal events demonstrating the value of the site. As one of the most important historic locations in Tavistock, and a religious and burial site, this graveyard is of great value to the people of Tavistock</p>	
7	<p>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?</p>	N
	<p><i>If yes, please provide details below</i></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>	N
	<p><i>If yes, please provide details below</i></p> <p>As above</p>	
9	<p>Conclusion - Should site be considered for allocation?</p>	Y

	<p><i>One of the most important open spaces in town. It is of exceptional historic value but also provides a green place of relaxation and a venues for open air events in the heart of the town.</i></p>	
--	---	--