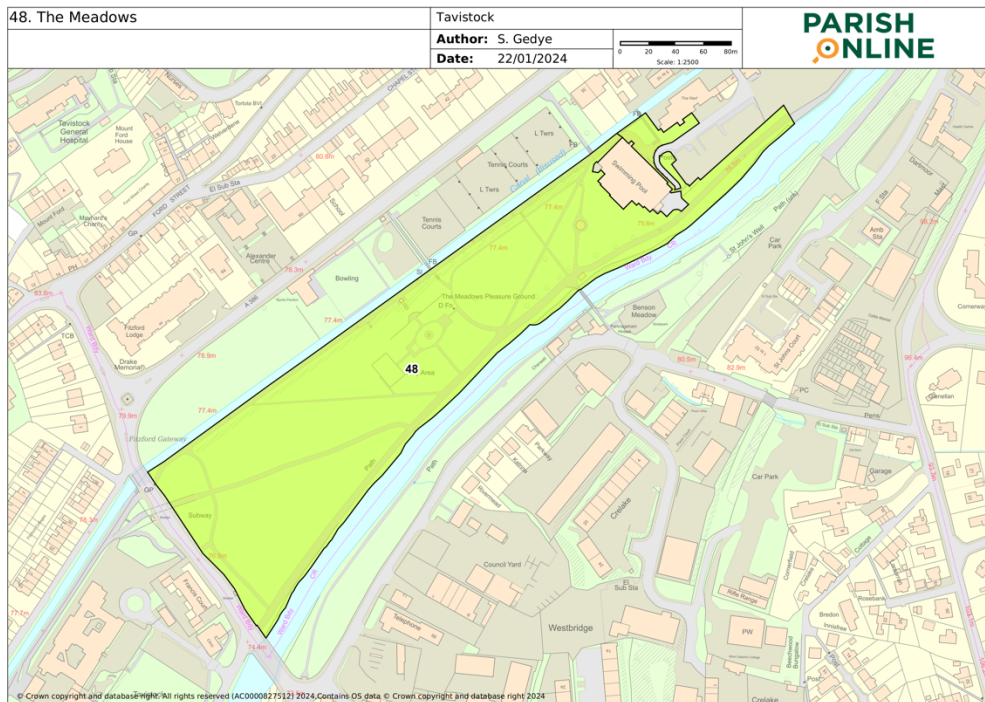


48. The Meadows



Site	The Meadows	
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?	Y

	Restrictions exist across the land regarding its use for Tavistock residents which are contained in the Tavistock Urban District Council Act of 1912.	
2	Other Designations - Does it meet LGS criteria?	Y
	<p>Is the site covered by any of the following designations?</p> <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>	N
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 Meadows, located in the centre of the town borders the River Tavy in the care of the Town Council. The Meadows contains a children's play area, a bandstand and grassy open spaces. It is a focal point for the local community with numerous events held throughout the summer months.</p> <p>A large area was leased in June 1987 to West Devon Borough Council for 999 years at a peppercorn rent, and is the location of the Wharf Arts Centre and Meadowlands Swimming Pool complex, with associated car and coach parks border The Meadows at its NE end.</p> <p>The 4 mile long canal passes through the park from where it starts at Abbey Weir (finishes at Morwellham Quay). The Cherry Walk that runs alongside the canal was restored in 2018 and contains a mix of flowering cherry and crab apples. The original cherry trees were planted in 1948.</p> <p>The park contains a play area a fitness trail (dilapidated and never well used) a bandstand, benches and picnic tables.</p>	Y

	<p>Drake's Trail National Cycling Route 27 passes through The Meadows. Drake's Trail is a network of walking and cycling routes linking Tavistock and Plymouth.</p> <p>It is bounded on one long edge by the Tavistock Canal and on the other by the River Tavy. To the SW the park is bounded by a stone wall to Plymouth Road. To the NE the boundary is more irregular with no hard boundaries, as it grades into the developed areas around Meadowlands, The Wharf and car parking. Here the boundary has been identified on the basis of green land use (trees and grass).</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 4.16 Ha.</i> It is appropriately sized for the community and serves as the central and most prominent green space for Tavistock residents.</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>As described above</p>	Y
5	Particular Local Significance - Does it meet LGS criteria?	Y
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>The site is the main provision of public green space in the central area of the town. It contains specimen trees, a natural green corridor in the Tavy River and many types of wildlife. It is maintained for its contribution of green space is used daily by a variety of residents for sport and recreation as well as play and relaxation. Route 27 cycle path cuts through the meadows.</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 park is visible from much of the town, certainly from the main roads and provides a level walking area.</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> <p>The site and its history are described in the Tavistock Conservation Area Character Appraisal.</p>	Y
	<p>Is the site covered by any landscape or similar designations?</p> <p><i>Please provide justification below</i></p> <p>The site was designated as an 'open' space prior to the adoption of the Joint Local Plan.</p>	Y
	<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>	?
	<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>There are a number of ornamental trees planted within the park that help add to its scenic qualities (see below). In combination with the river and the canal, this parkland space in between helps unify and ornament these features. The meadows (and the other areas of linked green space on the other side of the river – Pearce's Meadow, St Johns Walk and Benson's Meadow) are the only places within the parish where the river is accessible.</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> <p>The meadows is a historic pleasure ground dating from around the turn of the 20th Century (Historic Environment Record MDV75619).</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>The Tavistock Canal is particularly important and tied to the world heritage status of the town through its use as mode of transport for the Duke of Bedford mines.</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 site has been a public park since it was leased originally in 1898. It also is part of the historic environment record.</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>The site is the central place for residents to enjoy open space and as such has multiple historic reminders that the site been used for this purpose. There are memorial trees, a jubilee arch, and a historic bandstand alongside other historic indicators that this is a well-used community greenspace.</p>	Y
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>The site is widely used for jogging, some recreational cycling. Children are regularly seen playing football on the open part of the field while at other times groups use the green spaces for fitness classes.</p>	Y
	Which Sport? See above	
	Is this sports provision free?	
	The sport described above is largely informal and free	
	Is it good quality?	Y

	<p>Are there better facilities nearby?</p> <p>There are better formal pitches for football.</p>	N
	<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 meadows play area has had improvements over the last decade that have result in better play equipment and drainage but there is still room for delivering more play equipment (particularly the slide needs replacing) and doing more work to the surface of the play area to prevent mud from inhibiting use of the facility in the wetter months of the year.</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 are no other play areas within 240 m of the site. The Meadows is the largest of the place spaces within the parish and is of the best quality (at the time of writing).</p>	Y
	<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 evidence on a daily basis of this type of informal use.</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> <p>Yes, Route 27 Cycle Way 'Drake's Trail' comes through the meadows and it contains the main pedestrian routes across the River Tavy in the centre of the town.</p>	
5.4	Tranquillity - Does it meet LGS criteria?	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>	N

	<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>	N
	<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>	N
5.5	Richness in Wildlife - Does it meet LGS criteria?	Y
	<p>Is the site formally designated for its wildlife value?</p> <p><i>If yes, please provide details below</i></p> <p>It is listed as part of the Nature Recover Network.</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>The Meadows features in the publication 'Branch Out: Tree and Greenspace Trail' published by Visit Tavistock which highlights the notable ornamental trees in this area.</p>	Y
	<p>Have ecological surveys been undertaken on or close to the site?</p> <p><i>If yes, please provide details below</i></p> <p>There have been ecological surveys completed recently as part of the maintenance of the market street wall owned by Tavistock Town Council. These are private surveys.</p>	Y
	<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>Nature recovery Network</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> <p>There are veteran trees and an arboretum as well as the history cherry walk.</p>	Y

6	Evidence of Local Support and Alternate Green Space Provision - Is there sufficient current evidence of Local Support?	Y
	<p><i>If yes, please provide details below</i></p> <p>Evidence comes from the fact that The Meadows is the most used of all of the parks within Tavistock. Usage is for multiple purposes.</p>	
7	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?	Y
	<p><i>If yes, please provide details below</i></p> <p>It is a large site and can make significant contributions to biodiversity efforts as well as keeping the centre of the town cooler through the careful maintenance of trees onsite.</p>	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
	<p><i>If yes, please provide details below</i></p> <p>As above</p>	Y
9	Conclusion - Should site be considered for allocation?	Y
	<p><i>Please provide any concluding remarks below</i></p> <p>The Meadows is one of the iconic, best loved and most visited areas of Tavistock. It is of considerable recreational value to the town, particularly for informal recreation. It adds beauty to the townscape, in particular to how it helps adorn and aid access to the canal and the river.</p>	Y