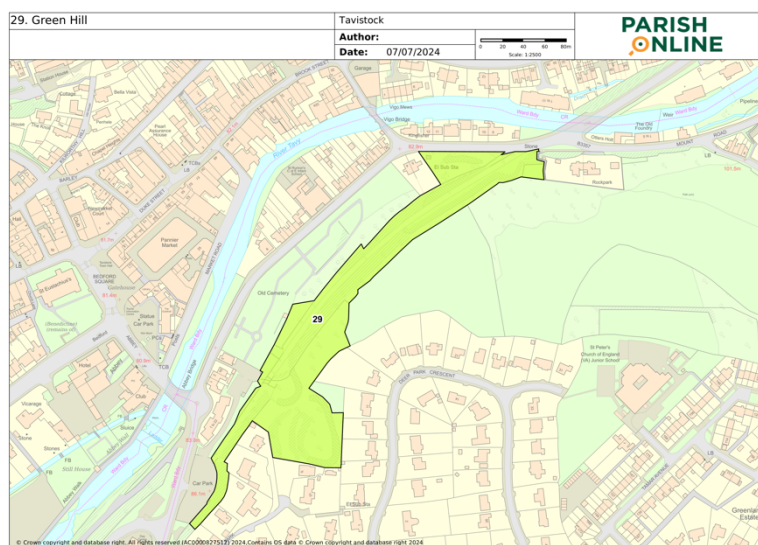


29. Green Hill



Site	Green Hill	
1	Planning History - Does it meet LGS criteria?	Y/N
	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?	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>Green Hill is an area of mixed deciduous woodland, grassland and dwarf shrub heath that is visible, accessible and reasonably central to Tavistock town centre.</p> <p>The hillside location means that the site is visually prominent when looking south from parts of the northern parish and from the main road into Tavistock (A386). A public right of way crosses the site and enters into private land which shares similar characteristics.</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 approximately 7.09 Ha. It is a green space of significance to the whole parish which itself is in the order 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 has been identified on the basis of it being an area of green space providing an essential green corridor in otherwise developed land. It is bounded by hedges/borders and is steeply sloping in parts. While the original intention was to include the entire hillside in the site, an objection from a landowner has reduced</p>	

	the proposed designated area to more of a corridor based on the boundary of that land with the proposed site.	
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 distinctly different from other areas of green space within the parish and its beauty stems from the habitats on it as well as the prominence of the location above the town. It has a diversity of habitats within the site – open scrubby grassland and areas of woodland. It therefore differs from the downland of Whitchurch Down but also from other, more manicured green spaces within the town.</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 hillside location means that this site can be seen from the north and eastern side of the town. Its hillside location also affords it excellent views back across Tavistock's townscape and up towards the Dartmoor.</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 was identified in West Devon Borough Council Local Plan Review 2005 as important to the local community and for its tranquillity.</p>	Y
	<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> <p>It is the only hillside that surrounds the town centre that is undeveloped. Its hillside location, around the 'basin' of the town centre, means that it is a visible site from the town.</p>	Y
5.2	Historic Significance - Does it meet LGS criteria?	N
	<p>Are there any historic buildings, features or remains on the site? For example, listed buildings, scheduled ancient monuments, and war memorials.</p>	Y

	<i>Please provide justification below</i>	
	There are industrial remains of a former railway line which crossed the site.	
	Are there any historic landscape features on the site? For example, old hedgerows, ancient trees, historic ponds, historic garden features, ancient woodlands. <i>Please provide justification below</i>	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. <i>Please provide justification below</i> The original railway line would have exited the site via a raised bridge in the past. The two railways of Tavistock both played an important role in the industrial heritage of the town.	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>Please provide justification below</i>	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>Please provide justification below</i>	N
	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>	N
	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>	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>If yes, please provide details below</i> The site is next to a public right of way which crosses onto the fields above the site. There are also desire-lines showing the site is used by walkers, dog walkers, and as a wild space for children to play/explore.	Y
	Does the site incorporate any recreational routes, e.g. bridleways, PRoWs, National Cycle Routes, key pedestrian and cycle links?	Y

	<p><i>If yes, please provide details below</i></p> <p>There is a public footpath next to the site that also goes through the adjacent field.</p>	
5.4	<p>Tranquillity - Does it meet LGS criteria?</p>	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>Prior to the adoption of the Joint Local Plan in 2019, the site plus the adjacent fields were designated in the West Devon Local Plan as 'open space' because of its importance to the local community and its tranquillity.</p> <p>Part of this site's tranquillity lies in the fact that it is an oasis of green space lying in an otherwise developed part of the parish; it is therefore tranquil in relation to what surrounds it. It's also not easily or equally accessible along the site, leading to increased undergrowth, wildlife, and tranquillity.</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>Part of this site's tranquillity lies in the fact that it is an oasis of green space lying in an otherwise developed part of the parish; it is therefore tranquil in relation to what surrounds it.</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>The woodland on the lower slopes cloaks the view of houses on the hill top.</p>	Y
5.5	<p>Richness in Wildlife - Does it meet LGS criteria?</p>	Y
	<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>Part of the site is included within the Nature Recovery Network.</p>	Y

	It is an area of diverse land/use habitat including rough pasture/scrub, and woodland. Microhabitats along the former railway track and quarries give rock faces and damp/cool habitat.	
	<p>Have ecological surveys been undertaken on or close to the site?</p> <p><i>If yes, please provide details below</i></p> <p>The site was examined in October 2023 by a volunteer with the Tavistock Neighbourhood Plan. This is not the best time of year to conduct a vegetation survey because it is not possible to identify many flowering plants, including rare species. However, it was possible to identify the following (in the order they were observed):</p> <p>Willow; Beech; Oak; Holly; Bramble; Bracken; Yew; Hazel; Wood Avens; Nettle; Harts Tongue Fern; Ash; Sweet Chestnut; Sycamore; Hawthorn; Blackthorn; Creeping Buttercup; Common Sorrel; Plantago Lanceolata; Dock; Speedwell sp.; Thistle sp.; Meadow Buttercup; Hogsweed; Lesser trefoil; Ragweed; Ragged Robin; Red Campion; Vervain; Creeping Bedstraw; Betony.</p> <p>This provides an indication of the diversity of habitats and species.</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> <p>The site is part of the 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>	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> <p>The site plus the adjacent fields was designated in the West Devon Local Plan (2005, updated in 2011) as open space because of its importance to the local community and its tranquillity.</p>	
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>	Y
	<p><i>If yes, please provide details below</i></p> <p>As the site is steeping sloping in parts, the trees and uneven growth help to slow runoff from the hillside above. Also, the variety of trees on the site helps to make the site more resilient for climate adaptation.</p>	Y

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>	Y
	<p><i>If yes, please provide details below</i></p> <p>As above</p>	
9	<p>Conclusion - Should site be considered for allocation?</p>	
	<p><i>Please provide any concluding remarks below</i></p> <p>This site occupies land with steep gradients, overlooking the eastern part of Tavistock. Potential access to the site is extremely limited, it being too steep on the northern edge and bounded in part by residential gardens to the west and south. Access is only possible from the steep and narrow Green Hill. The site was previously designated as open space in the West Devon Borough Council Local Plan Review 2011.</p>	