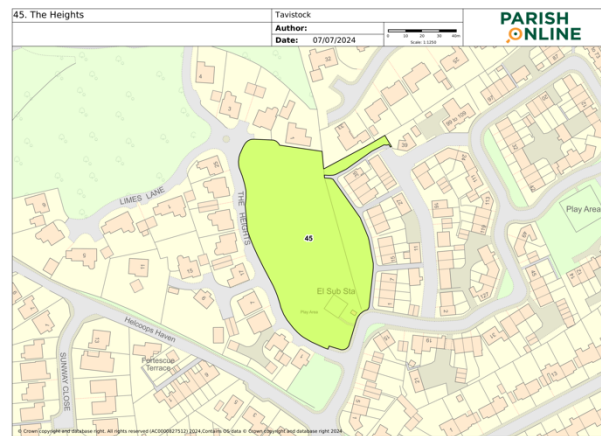


45. The Heights



| Site | The Heights | |
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| 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 |

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| | <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>This site forms a distinct focal 'green' with mature trees and a fenced play area as part of the Manor Park housing development. It is a remnant of the former parkland around 'The Manor House' and therefore distinct as having historic landscape features.</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>This area is 0.68 Ha serving the Manor Park housing development within a parish 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>The size of this green space is defined on the basis of a contiguous green area of lawn, mature trees and playground. The area is not fenced but open, but its limits follow the natural boundaries of its (green) land use.</p> | |
| 5 | Particular Local Significance - Does it meet LGS criteria? | Y |
| 5.1 | Beauty - Does it meet LGS criteria? | N |

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| | <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>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> | |
| 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> | Y |

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| | <p>This green space is part of the grounds of a former building, built in 1823 as part of the Duke of Bedford's for his estate Stewards. Nineteenth C maps of this area show a wooded 'green' (akin to parkland), and this green space therefore retains the landscape of the historic house which it once surrounded.</p> | |
| | <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>The green space was once part of the parkland grounds of a house, built by the acclaimed architect John Foulston in 1823, for the Duke of Bedor's stewards. Originally called Inswell, the house was soon renamed as 'The Manor House'.</p> <p>Woodcock, G. 2007. The Manor House. In: Tavistock's Yesterdays: Episodes From Her History, 16, Deer Park Productions.</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> | 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> | 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> | |
| | Are there any other play provisions within a 240m for local playable space or 600m for strategic play space? | Y |

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| | One hundred and fifty metres to the east, in Montgomery Drive, there is a smaller grass area and enclosed play park. Adjacent to this area, and surrounding the site of the former 'Manor House' there is more 'parkland'/wooded green. | |
| | <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>The site contains a fenced play area. It is also a communal play area of sufficient size for ball games. This is unfenced and so is open and accessible to all.</p> | Y |
| | Does the site incorporate any recreational routes, e.g. bridleways, PRowS, National Cycle Routes, key pedestrian and cycle links? | N |
| 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 size of this 'parkland-type' (grass interspersed with mature trees) and the fact that it occupies a cul-de-sac location away from traffic gives it an open and tranquil character.</p> | |
| | <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>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> | |
| 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> | |
| | <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> | |

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| | <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> | N |
| | <p>No current evidence but we could seek views of local residents but the site does possess a fenced and equipped play area which is suggestive of use.</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>The site contains a number of mature trees which help to provide cooling/shading in a neighbourhood of houses/tarmac.</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> | 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> | Y |
| | <p>This site preserves a parkland landscape of a former historic house. It is predominantly an open recreational area of local community value. It also contains an enclosed play park. The site is used by local residents for purposes such as children's play (including ball games, cycling, free play) and for strolling and dog walking.</p> | |

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