

6. Bannawell Street Playground



Site		
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? 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? <i>If yes, the site is considered not suitable for Local Green Space Designation</i>	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 in a valley setting with a steep ridge to the East, the former Workhouse to the West and housing to the South occupying an area that was formerly an open air swimming pool. The area is predominantly grassland with some play/recreational facilities. It has a small brook flowing through it, together with a buttressed retaining wall and outlook towards Trelawny Road.</p>	Y
	<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 only 0.75 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: see 5b above</i></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>Is the site (or type of landscape) specifically mentioned in any relevant landscape character assessments, conservation area appraisals or similar documents?</p>	

	<i>Please provide justification below</i>	
	Is the site covered by any landscape or similar designations? <i>Please provide justification below</i>	
	Are there any cultural references to the site's scenic quality? <i>Please provide justification below</i>	
	Does the site bring interest from further afield to the local area? <i>Please provide justification below</i>	
	Does the green space help to improve the overall appearance of the area by means of its features? <i>Please provide justification below</i>	
5.2	Historic Significance - Does it meet LGS criteria?	Y
	Are there any historic buildings, features or remains on the site? For example, listed buildings, scheduled ancient monuments, and war memorials. <i>Please provide justification below:</i> The site used to contain a swimming pool provided by the Duke of Bedford in 1883 and which remained open until 1989, listed on the Historic Environment Record (REF MDV109440).	Y
	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> Historic maps (the Wynne Map of 1752) show early water supply management (a conduit house and a label of 'pipes' are shown).It is from this area that monastic potable water may also have been supplied.	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.	Y

	In addition to the comments above, the swimming pool is thought to have been developed from the site of an earlier reservoir, and was therefore historically significant in the water supply history of the town.	
	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	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>	Y
	Which Sport? Basketball	
	Is this sports provision free?	Y
	Is it good quality?	N
	Are there better facilities nearby?	N
	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> Site currently houses some limited play equipment but it is understood that this is being redeveloped under plans for the improvement of the green space.	Y
	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>	Y

	The footpaths, basketball court and play equipment are all indicative structures of access and facilities. It is a location that is also used by dog walkers.	
	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>	N
5.4	Tranquillity - Does it meet LGS criteria?	Y
	Is the site considered to be tranquil? If yes, what features make it feel tranquil? <i>Please provide justification below</i> : The steep easterly escarpement, valley setting and rapidly flowing water create a sense of tranquility	Y
	Does it enhance the feeling of tranquillity within the local area through a feeling of remoteness? <i>Please provide justification below:</i>	N
	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> Nearby housing is obscured by the trees and valley setting in some parts of the site.	Y
5.5	Richness in Wildlife - Does it meet LGS criteria?	Y/N
	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? <i>If yes, please provide details below</i>	N
	Have ecological surveys been undertaken on or close to the site? <i>If yes, please provide details below</i>	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> <p>The site has a stream that runs through it which ponds before it is culverted below Trelawney Road, creating a small area of wetland and boggy ground and which therefore is likely to support associated flora and fauna.</p>	Y
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>There has recently been a consultation event with the community on the redevelopment of the site, demonstrating community interest.</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> <p>The site currently acts as a hydrological sink, helping to store excessive flood water (in a part of Tavistock prone to surface runoff issues). It therefore serves an important role and has the potential, if protected, to provide improved resilience.</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> <p><i>If yes, please provide details below</i></p> <p>As above – section 7</p>	Y
9	<p>Conclusion - Should site be considered for allocation?</p> <p><i>Please provide any concluding remarks below</i></p> <p>The historic significance, wildlife potential and climate resilience attributes of this site are very much defined by its brook and ‘soggy’ valley attributes. In addition to its value to the community in relation to water, the site is also a tranquil space and a place of leisure, giving this site multiple reasons for it being designated as a green space.</p>	Y

--	--	--