

SALTASH NEIGHBOURHOOD DEVELOPMENT PLAN 2020 -2030

SALTASH NDP GREEN SPACE ASSESSMENT



1. Introduction. The 2012 version of the NPPF included provision for NDPs to identify and protect ‘green areas’ that were valued locally. The revised NPPF 2019 continues this provision, saying in para 99 that: ‘The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated and be capable of enduring beyond the end of the plan period.’

2. In Para 100 it advises that ‘The Local Green Space designation should only be used where the green space is:

- a) in reasonably close proximity to the community it serves;
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- c) local in character and is not an extensive tract of land.

3. Para 100 leaves room for interpretation as to what ‘reasonably close proximity’, ‘local in character’ and “not an extensive tract of land’ may mean. In an attempt to arrive at a meaningful definition reference has been made to Natural England’s Accessible Natural Greenspace Standards (ANGSt)¹ to help to define the likely size of a suitable Local Green Space and its distance from the local community. Therefore, in terms of the Saltash NDP, Local Green Space should:

- a) If of 2ha or less, be located within 300m, or 5 minutes’ walk of the community it serves.
- b) If above 2ha up to 20ha be located within 2km of the community it serves

4. A site of over 20ha would be considered to be “an extensive tract of land” and therefore not suitable for designation as a Local Green Space.

5. NPPF Para 100 lists local significance as being beauty, historic significance, recreational value (including as a playing field), and tranquillity or richness of wildlife, but the use of the phrase ‘for example’ makes it clear that *this is not an exclusive list, and that there may be other local reasons why a site has significance to a local community.*

¹ Accessible Natural Greenspace Standard (Natural England 2010) ANGSt recommends that everyone, wherever they live, should have an accessible natural greenspace:

- of at least 2 hectares (5 acres) in size, no more than 300 metres (325 yards) (5 minutes’ walk) from home;
- at least one accessible 20-hectare (50 acres) site within two kilometres (1.25 miles) of home;
- one accessible 100-hectare (250 acres) site within five kilometres (3 miles) of home; and
- one accessible 500 hectare (1240 acres) site within ten kilometres (6.25 miles) of home; plus
- a minimum of one hectare (2.5 acres) of statutory Local Nature Reserves per thousand population.

6. Neither paragraph requires or infers that a local green site should be publicly accessible, nor do they refer to the nature of ownership of the site. *The Saltash NDP therefore takes the view that if a green site has local significance to the community the fact that it may be not be publicly assessable and/or in private ownership does not preclude it being identified as a Local Green Space.*

7. Para 101 of the NPPF adds that 'Policies for managing development within a Local Green Space should be consistent with those for Green Belts.'

8. The NPPF approach to Green Belts is explicit: Para 143 says that 'Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances'. Para 144 says that 'When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.'

9. The NPPF goes on, in Para 145 to say that the construction of new buildings in the Green Belt should be regarded as inappropriate. The only exceptions are:

a) buildings for agriculture and forestry;

b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

e) limited infilling in villages;

f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and

g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:

– not have a greater impact on the openness of the Green Belt than the existing development; or

– not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

10. Para 146 lists various forms of infrastructure development considered to be appropriate in Green Belts, and Para 147 says that renewable energy projects are inappropriate.

11. The NDP Policy proposed to be applied to Local Green Spaces says that '*No development will be supported within or adjacent to the local green spaces listed in Policy LE12 and shown on the local green spaces proposals map if it would impair its beauty, historic significance, recreational value (including as a playing field or playground), tranquillity or richness of its wildlife.*'

12. Proposed green spaces: Following the assessment below, the Saltash NDP 2020 proposes the list of Green Spaces given at Appendix A.

Local Green Space Reference	Chapelfield.
Owner:	CC
Management Status:	Rugby and cricket clubs manage the pitch areas. Cornwall Council manage the boundary hedges
General description and background :	Principal access off Prospect Lane PL12 4JN. Also accessible from Liskeard Road and Prospect Lane. Established sports and recreation field with rugby, football and cricket pitches in season, surrounded by housing. Overlooked by retirement apartments and sheltered housing and accessed also from Liskeard Road and Pondfield Road. There is a store/pavilion on site.
Approximate area:	2.88 ha







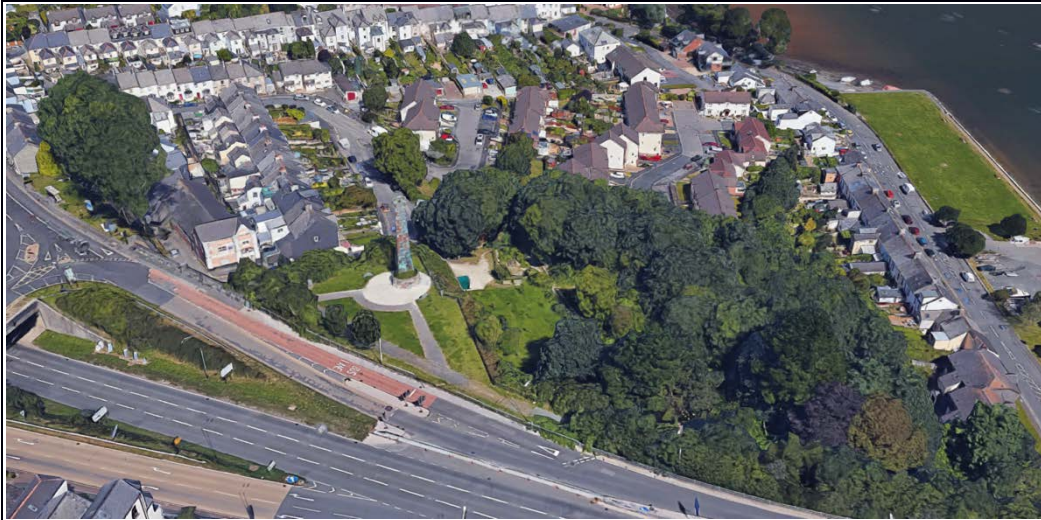
Basic Requirements Assessment

Criteria and reason for protection		Yes/No/Comment
Is the Green Space within the area of an extant PP within which it could not be accommodated?		No
Is the Green Space allocated for development in LP, DPD or NDP?		No
Is the Green Space in reasonably close proximity to the community it serves?		Yes
Is the Green Space demonstrably special and hold a particular local significance for one or more of the following reasons?		
Beauty?	No	
Historic significance?	No	
Recreational value (inc as a playing field)?	Yes. Footpaths and cycleways approach the site and link it to surrounding housing areas and primary school. Is used for both organised rugby and cricket and is also available as an informal kick-about area.	
Tranquillity?	No	
Richness of wildlife?	No	
Or any other reason?? (Specify)	No	

Is it an extensive tract of land?	No
SUMMARY: Attractive and easily accessible facility widely valued for sports, recreations and dog-walking. Suggested as a public access sports facility under Policy LEI 1 Key Sports, Leisure and Recreation rather than a Local Green Space.	

Local Green Space Reference	Elwell Woods, Lockyer Terrace PL12 6DF
Owner:	Owner and head-lessor is Cornwall Council. Leased and sub-leased
Management Status:	Land around Celtic Cross: STC. Apple orchard: Saltash Apple Project. Remainder of Woods: Saltash Waterfront Residents Association
General description and background :	Flat open site around Celtic Cross, with benches. Next lower level is flat site with one mature and about 12 young apple trees, with benches. Just below this, a picnic table stands in remains of a cider factory. Elwell Woods is the site of a traditional apple orchard. The third level is self-seeded wildwood, mainly ash and sycamore, sloping steeply downwards, with meandering footpaths. Interpretation boards are provided for the public, and an outdoor fitness area with equipment. Also accessible from Sand Lane, and footpath under Saltash Road Bridge.
Approximate area:	0.65 ha





Basic Requirements Assessment	
Criteria and reason for protection	Yes/No/Comment
Is the Green Space within the area of an extant PP within which it could not be accommodated?	No
Is the Green Space allocated for development in LP, DPD or NDP?	No
Is the Green Space in reasonably close proximity to the community it serves?	Yes
Is the Green Space demonstrably special and hold a particular local significance for one or more of the following reasons?	
Beauty?	Yes. Site is dominated by the large Celtic Cross erected in 2012, now a prominent local landmark. Views out to River Tamar and road bridge.
Historic significance?	Yes. Site of former Cider works and a traditional apple orchard, typical of the traditional industries historically located along the river.
Recreational value (inc as a playing field)?	Yes. Includes picnic area and meandering footpaths, and links to nearby recreational routes.

Tranquillity?	Yes. Although overlooked by the busy A38 the site provides a quiet green oasis amongst the 21 st century bustle surrounding it.
Richness of wildlife?	Yes. Elwell Woods is the site of a traditional apple orchard. The third level is self-seeded wildwood, mainly ash and sycamore, sloping steeply downwards. Is on Priority Habitat Inventory.
Or any other reason?? (Specify)	No
Is it an extensive tract of land?	No
SUMMARY: Elwell Woods is an unexpected little natural jewel close to the heart of Saltash. Although public access is somewhat hidden, the woods are popular, especially with dog walkers. It is a key link between waterfront and Town Centre. Appropriate as a Local Green Space , but should include the grassed areas below the road bridge.	

Local Green Space Reference	Latchbrook Open Space, Latchbrook.
Owner:	Mixed, some CC adopted, some STC, some private,
Management Status:	Cornwall Council, private. Some areas managed as public open space, others less managed, some areas in private gardens.
General description and background :	Access from former Liskeard Road . Nearest postcode PL12 4RJ Extending from Old Liskeard Road down into one side of a natural valley containing mostly native trees (and a small amount of strategic planting) with the moderate-sized Latchbrook Leat at the bottom. Includes a well-used community space and play facilities either side of Gallacher Way that forms part of a green biodiversity corridor from Forder through to Broadmoor Farm (fig 15). Some is private gardens which contribute to the sense of green open space.
Approximate area:	Total area is 28.7 ha (Northern section: 9.1ha Southern section 19. 56 ha)



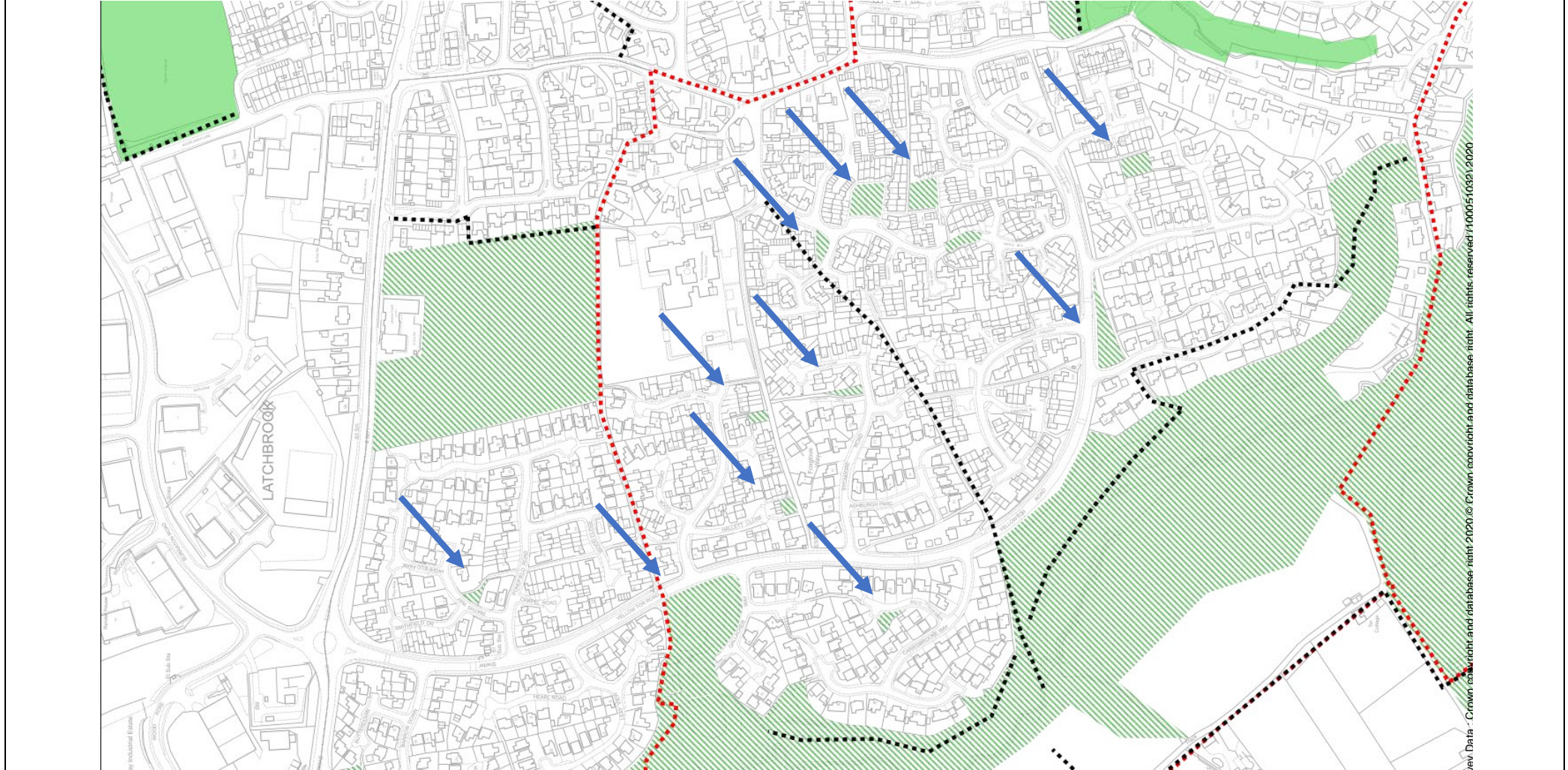
Northern section viewed from West

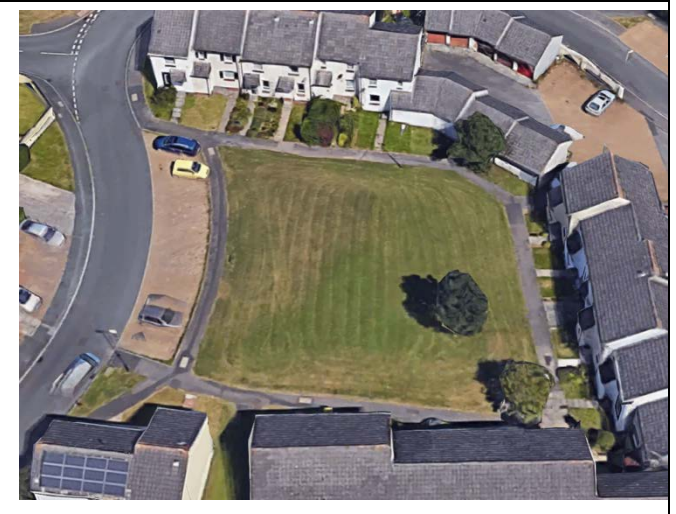
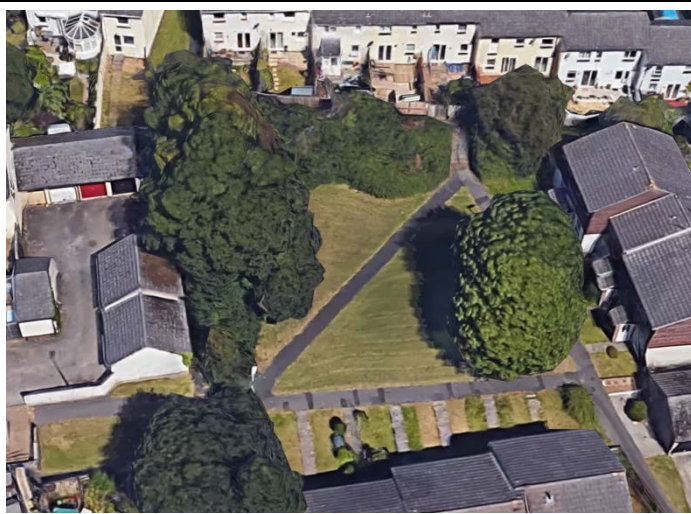


Southern section viewed from West.

Basic Requirements Assessment	
Criteria and reason for protection	Yes/No/Comment
Is the Green Space within the area of an extant PP within which it could not be accommodated?	No
Is the Green Space allocated for development in LP, DPD or NDP?	No
Is the Green Space in reasonably close proximity to the community it serves?	Yes, immediately abuts and is accessible from residential areas on the western side of the town, and from Forder and properties within the Green Space area.
Is the Green Space demonstrably special and hold a particular local significance for one or more of the following reasons?	
Beauty?	Yes. Provides a well treed green boundary to the town, much of it being provided through the late 1980s Masterplan and PP for the Latchbrook estate as public open space, landscaping and for flood prevention/management purposes. Lower part of southern section abuts the AONB.
Historic significance?	Yes. Northern section contains several large cut features identified on the Historic Environment Record, probably post mediaeval quarries, and is within the area of 'Latchbrook', a medieval settlement first recorded in 1284. The name is English and means 'muddy brook'. Strip fields to the north are possibly associated with the settlement, which is still occupied, and is a Grade II Listed Building. Southern section overlaps with Forder Conservation area and is part of the setting of several listed buildings in the mediaeval settlement of Forder, all within the setting of Trematon Castle, a shell keep built on a motte and bailey castle which is a Scheduled Ancient Monument.
Recreational value (inc as a playing field)?	Yes. The northern section includes public open space and landscaping provided as part of the Latchbrook estates development, with country walks and sitting places.
Tranquillity?	Yes. Although the northern section is close to the busy A38 and the town of Saltash lies to the east, this area of land is quiet and restful in comparison.
Richness of wildlife?	Yes. Northern section comprises areas of Priority Habitat Inventory deciduous woodland habitat.
Or any other reason?? (Specify)	No
Is it an extensive tract of land?	Yes.
SUMMARY A delightful natural area for children, dog-walkers and observers of nature, close to the housing that it serves; an important 'green lung' for the town which forms the current green enclosure for the western edge of Saltash. However too large to be considered as a Local Green Space and therefore better included as a site Strategic Green Spaces, Corridors and Accessible Fringe Countryside under Policy LEI 1 Key Sports, Leisure and Recreation rather than a Local Green Space.	

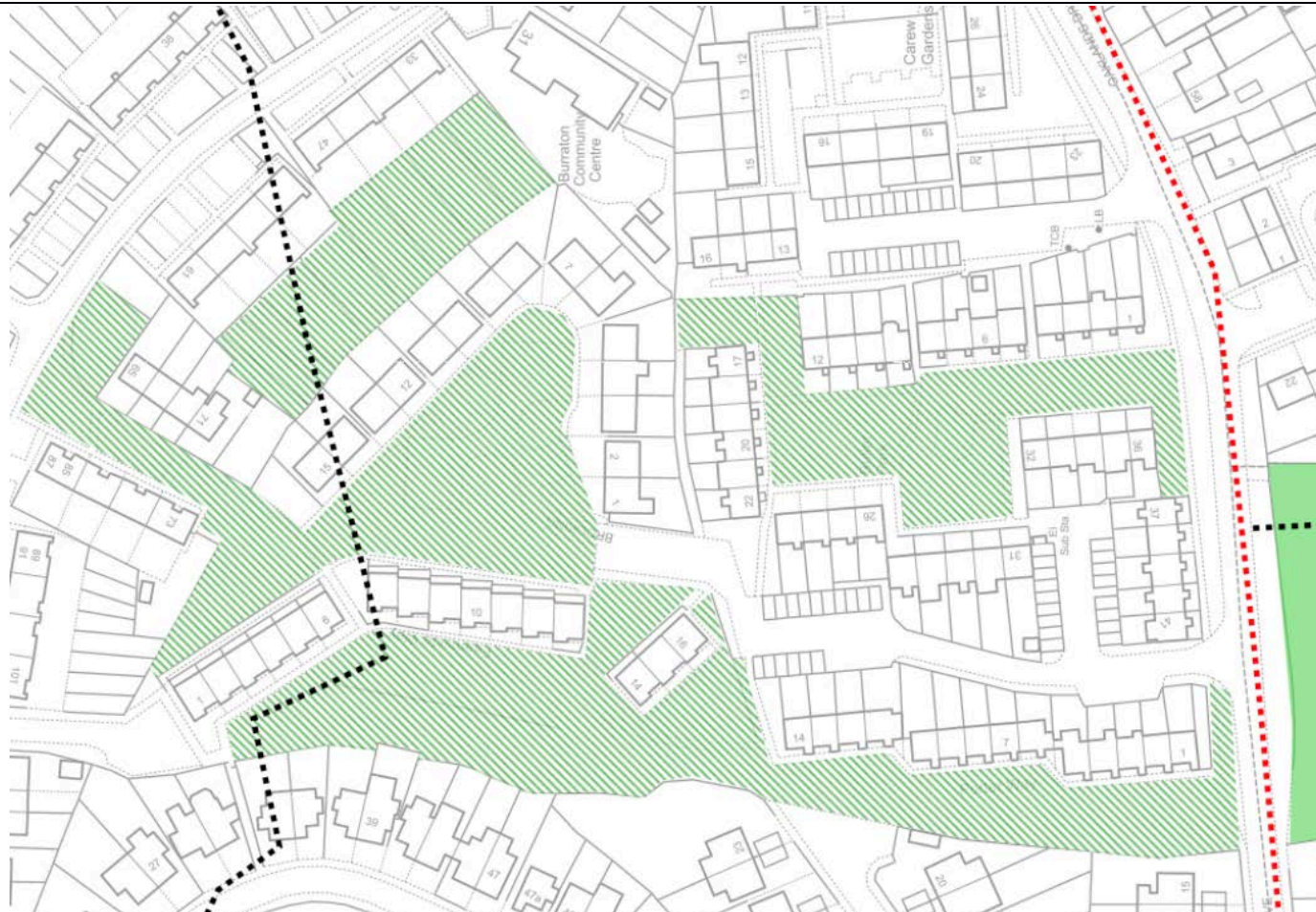
Local Green Space Reference	Latchbrook Estates
Owner:	Cornwall Council/Saltash Town Council
Management Status	Maintained incidental open space and play spaces [NB Blue arrows below indicate the locations of these sites]
General description and background	Small areas of land forming landscaping and open green areas between housing, some 'Space Left Over After Planning' in 1980s housing development area.
Approximate area:	Range from 150 m2 to 5259 m2.

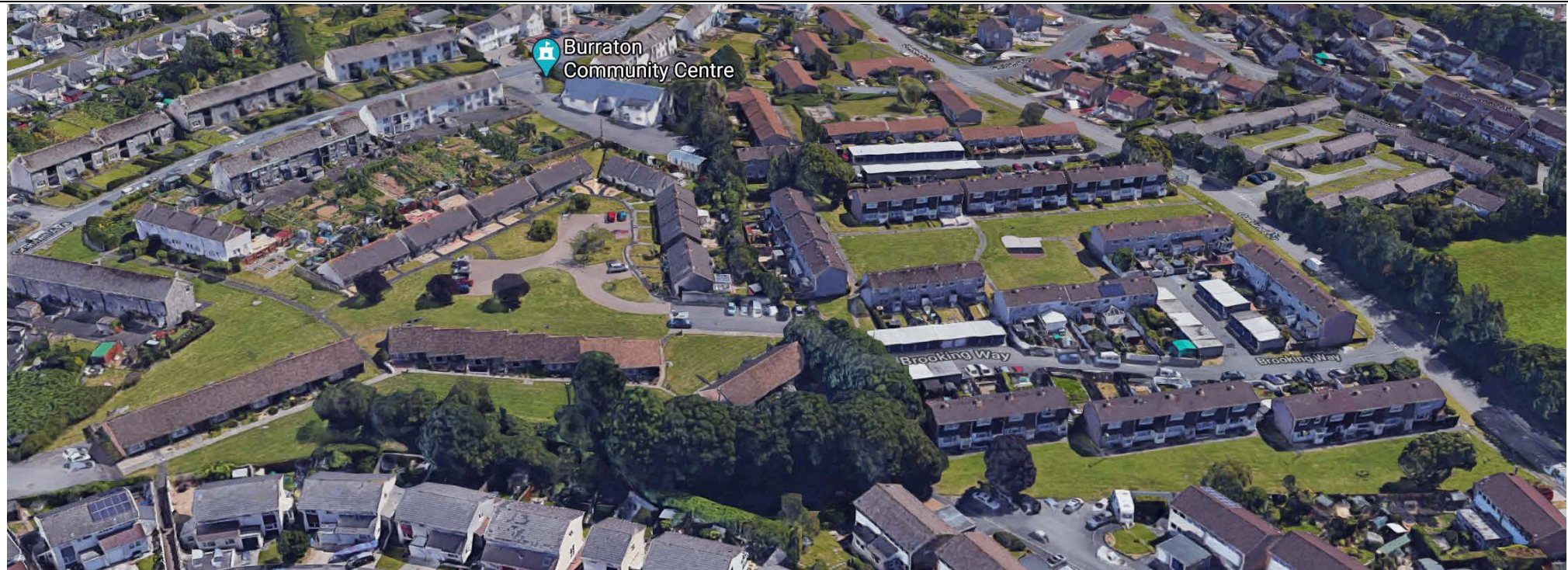




Basic Requirements Assessment	
Criteria and reason for protection	Yes/No/Comment
Within an area with an extant PP within which the Green Space could not be accommodated?	No.
Allocated for development in LP, DPD or NDP?	No.
Is the Open Space in reasonably close proximity to the community it serves?	Yes, integral to the housing layout.
Is the Open Space demonstrably special and hold a particular local significance for one or more of the following reasons?	
Beauty?	No
Historic significance?	No
Recreational value (inc as a playing field)?	Yes, provide space for play, sitting, general recreation. Also green pedestrian linkways between groups of housing.
Tranquility?	No
Richness of wildlife?	No
Any other reason??	Yes. Provide green setting for and separation of dwellings contributing to residential amenity.
Is it an extensive tract of land?	No
SUMMARY. Small areas of land serve a recreational and landscaping role in these areas of modern development. Appropriate as Local Green Spaces	

Local Green Space Reference	Burraton Estates
Owner:	Cornwall Council/Saltash Town Council
Management Status:	Maintained incidental open space and play spaces
General description and background:	Small areas of land forming landscaping and open green areas between housing laid out in a 'Radburn design' in 1960 and 70s housing development area.
Approximate area:	1.2ha in total, in sections ranging from 1900 m2 to 4500 m2



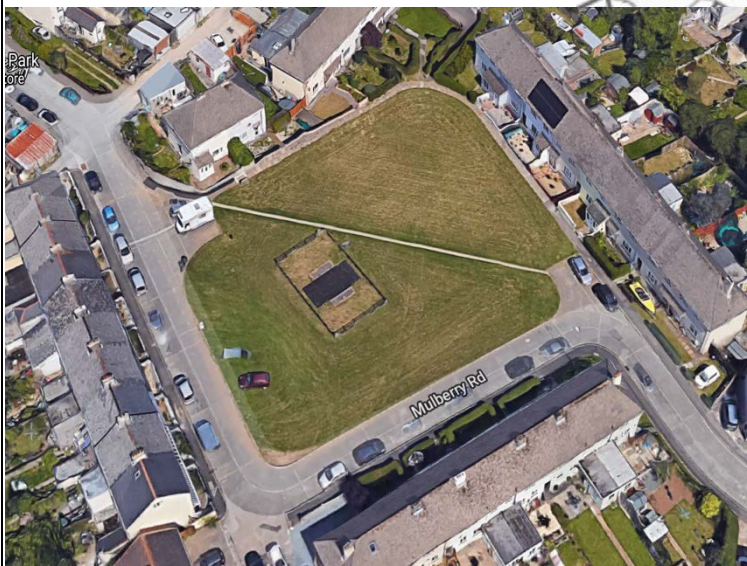


Basic Requirements Assessment

Criteria and reason for protection	Yes/No/Comment
Is the Green Space within the area of an extant PP within which it could not be accommodated?	No
Is the Green Space allocated for development in LP, DPD or NDP?	No
Is the Green Space in reasonably close proximity to the community it serves?	Yes, integrated with surrounding housing development.
Is the Green Space demonstrably special and hold a particular local significance for one or more of the following reasons?	
Beauty?	No
Historic significance?	Yes. Example of 1960s Radburn layout.
Recreational value (inc as a playing field)?	Yes. Provides playspace and sitting areas. Also interlinking routes between housing areas.
Tranquillity?	No
Richness of wildlife?	No
Or any other reason?? (Specify)	No
Is it an extensive tract of land?	No

SUMMARY: Pleasant if rather 'bare' green spaces which provide separation and through routes interlinking between housing areas. **Appropriate as Local Green Spaces.**

Local Green Space Reference	Frobisher Drive/Mulberry Drive/Warfelton Crescent area.
Owner:	Cornwall Council.
Management Status:	Maintained incidental open space and play spaces
General description and background :	Small areas of land forming landscaping and open green areas between housing laid out in a 'Radburn design' in 1960 and 70s
Approximate area:	Total 0.4ha in sections ranging from 150 m2 to 2200 m2.



Basic Requirements Assessment	
Criteria and reason for protection	Yes/No/Comment
Is the Green Space within the area of an extant PP within which it could not be accommodated?	No
Is the Green Space allocated for development in LP, DPD or NDP?	No
Is the Green Space in reasonably close proximity to the community it serves?	Yes, integrated amongst housing development.
Is the Green Space demonstrably special and hold a particular local significance for one or more of the following reasons?	
Beauty?	No
Historic significance?	No
Recreational value (inc as a playing field)?	Yes. Provides playspace and sitting areas. Also interlinking routes between housing areas.
Tranquillity?	No
Richness of wildlife?	No
Or any other reason?? (Specify)	No
Is it an extensive tract of land?	No
SUMMARY: Small areas of land forming landscaping and open green areas between housing laid out in post war housing development area. Appropriate as Local Green Spaces.	

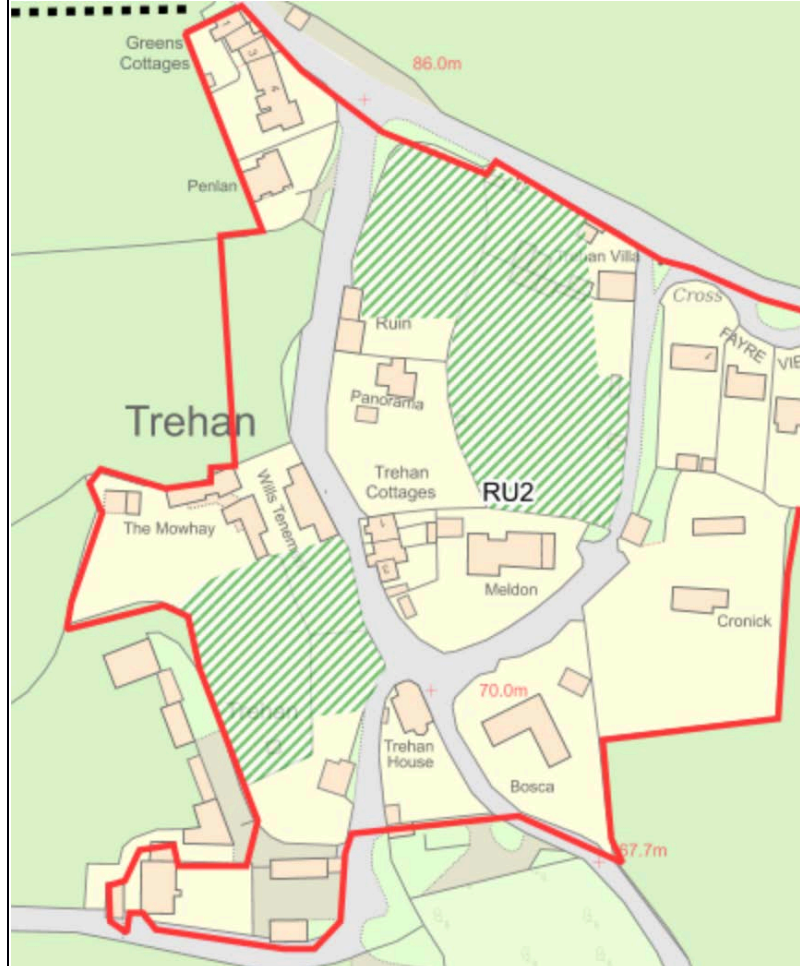
Local Green Space Reference	Local Green Space: Pillmere Open Space
Owner:	Saltash Town Council, Cornwall Council.
Management Status:	STC maintain 'village green'; no formal maintenance to surrounding area. Some areas being transferred to (Pillmere Residents Association for maintainance.
General description and background :	Valley round West and South periphery of housing development with multiple path and cycle way accesses, together with adjacent green areas around points of access; and together with pathway on East ascending hill behind Greenfinch Crescent; and to include land on the South of the boundary stream accessed by bridges over stream (though some of this land is privately owned). Also to include the green area alongside the A38. Includes Village green' area on Grassmere Way , at the heart of the settlement. numerous small playgrounds installed by developer, various linking green areas between housing, triangular patch of open ground opposite opening of Greenfinch Close (Western end) onto Grassmere Way.
Approximate area:	Valley area c 10.97 ha. Smaller green spaces intermingling within the development range from 1 ha to 6377 m2 to 387 m2





Basic Requirements Assessment	
Criteria and reason for protection	Yes/No/Comment
Is the Green Space within the area of an extant PP within which it could not be accommodated?	No
Is the Green Space allocated for development in LP, DPD or NDP?	No
Is the Green Space in reasonably close proximity to the community it serves?	Yes. Accessible by footpath from both the recent Pillmere development to the north, and older development to the south.
Is the Green Space demonstrably special and hold a particular local significance for one or more of the following reasons?	
Beauty?	Yes. The central valley woodland and open areas was intended as a 'green finger' linking the built up area to the countryside beyond in the original masterplan for the Pillmere development. Elsewhere the open space provides a 'village green' and pleasant settings for the modern estate, helping to break it up into mini-neighbourhoods..
Historic significance?	Yes but limited – green are below Oak Apple Close was a post medieval Market Garden, many of which featured on the fertile, sunny tributary valley sides along the Tamar in the 19 th century.
Recreational value (inc as a playing field)?	Yes. Most is publicly accessible and provides walks and sitting areas, and several play spaces dotted amongst the housing.
Tranquillity?	Yes. Although close to the A38 bypass the valley area in particular provides some respite from traffic noise.
Richness of wildlife?	Yes. Some areas of Priority Habitat Inventory deciduous woodlands on the south of the brook.
Or any other reason?? (Specify)	Summer fair on 'village green'
Is it an extensive tract of land?	No
SUMMARY Valued local outdoor spaces for neighbourhood activities including community fair, children's play, cycling and dog-walking. Noise attenuation barrier for A38. However too large for all of it to be considered as a Local Green Space and therefore better if the valley area is included as a site Strategic Green Spaces, Corridors and Accessible Fringe Countryside under Policy LEI 1 Key Sports, Leisure and Recreation with the remainder being included as Local Green Space.	

Local Green Space Reference	Land at Trehan, Defined in SNP figure 19
Owner:	Privately owned
Management Status:	Privately managed
General description and background:	Two areas of land which consist of fields taken into residential curtilages.
Approximate area:	Western section: 0.23 ha Eastern Section: 0.5 ha



Basic Requirements Assessment	
Criteria and reason for protection	Yes/No/Comment

Is the Green Space within the area of an extant PP within which it could not be accommodated?	No
Is the Green Space allocated for development in LP, DPD or NDP?	No
Is the Green Space in reasonably close proximity to the community it serves?	Yes, although not accessible to public these areas contribute to the amenity of nearby properties.
Is the Green Space demonstrably special and hold a particular local significance for one or more of the following reasons?	
Beauty?	No
Historic significance?	Yes. The settlement of Trehan is first recorded in 1328. The name is Cornish and refers to the estate of Hanna. The village retains its historic settlement pattern, which has been partly infilled over time, apart from a small row of modern detached dwellings at Fayre View, and includes some constituent parts of the manorial system, such as a Latin Cross (LBII and SAM), ditch and bankout fieldmarks and record of a chapel. The whole area is within an area of anciently enclosed land.
Recreational value (inc as a playing field)?	No
Tranquillity?	Yes, the spaces between the dwellings in Trehan contributes to its quiet rural character.
Richness of wildlife?	Yes, the field boundaries include trees and hedgerows which provide good habitat for a variety of species.
Or any other reason?? (Specify)	
Is it an extensive tract of land?	No
SUMMARY Valued green space at the heart that contributes to the character of the settlement and reflects the historic setting. If they were infilled the essential and distinctive character of the village could be harmed. Appropriate as Local Green Spaces.	

Local Green Space Reference	Land at Trematon, Either side of Broad Lane to West of main road (PL12 4QP), and South of Broad Lane to East of main road (PL12 4RS), as delineated by SNP figure 18
Owner:	Privately owned
Management Status:	Privately managed
General description and background :	Land under cultivation: mainly pastureland to West and meadowland to the East. The Western part is grazed and maintained; although incorporated into large residential curtilages the Eastern part is largely in its natural state and supports abundant wildlife. Both areas have native trees and hedgerows.
Approximate area:	West section: 2.2 ha. East section: 1.2 ha



Basic Requirements Assessment	
Criteria and reason for protection	Yes/No/Comment
Is the Green Space within the area of an extant PP within which it could not be accommodated?	No
Is the Green Space allocated for development in LP, DPD or NDP?	No
Is the Green Space in reasonably close proximity to the community it serves?	Not accessible to public
Is the Green Space demonstrably special and hold a particular local significance for one or more of the following reasons?	
Beauty?	Yes
Historic significance?	Yes. Trematon was a larger Medieval village, recorded in the Domesday Book as a 'planted town' housing a transferred market from St Germans, such that it was one of the largest settlements in Cornwall, with 100 households, comprising '20 villagers, 30 small holders and 50 slaves'. The current pattern of development and fields still reflect the manorial system. Some of the building names nearby, for example Luce's Tenement [a tenement in this context is a building to which an inherited right of tenancy applies, awarded to individuals who performed a service (often military) to the lord of the manor] reflect the settlements medieval origins.
Recreational value (inc as a playing field)?	No
Tranquillity?	No, but do contribute to the quiet rural character of the village.
Richness of wildlife?	Yes. Although these are agricultural fields, some of which have been incorporated into residential curtilages, they retain trees and hedgerows, some of which may be ancient, which provide good habitat for a variety of species.
Or any other reason?? (Specify)	
Is it an extensive tract of land (see note below)?	No
SUMMARY Valued green space that contributes to the character of the settlement but could attract backland or ribbon development that would harm the essential and distinctive character of the village. Appropriate as Local Green Spaces.	

Local Green Space Reference	Victoria Gardens, Fore Street
Owner:	Cornwall Council. Transfer to STC to be expedited.
Management Status:	Maintained by CC currently, but improved management proposed by STC.
General description and background:	Gardens close to town centre shopping, with seating, contains War memorial and community room. Edged by shrubberies and several notable trees including one outstanding and well-loved example of Monterey pine. Small community garden of Saltash Environmental Action
Approximate area:	0.25 ha.





Basic Requirements Assessment

Criteria and reason for protection	Yes/No/Comment
Is the Green Space within the area of an extant PP within which it could not be accommodated?	No
Is the Green Space allocated for development in LP, DPD or NDP?	No

Is the Green Space in reasonably close proximity to the community it serves?	Yes
Is the Green Space demonstrably special and hold a particular local significance for one or more of the following reasons?	
Beauty?	Yes. Set in Victoria Gardens, alongside a large monkey puzzle tree and a very large Cypress. There are scrubs, bushes and an area of planting done by SEA (Saltash Environmental Action).
Historic significance?	Yes. Victoria Gardens were built to commemorate Queen Victoria's Jubilee and to house the memorial to William Penn. Circa 1900. The Maurice Huggins Room was built by former Mayor Maurice Huggins and opened on 23 Jan 1967
Recreational value (inc as a playing field)?	Yes. Locally these are the only formal Victorian gardens and rest room in Saltash.
Tranquillity?	Yes. Dominates the top of Fore St in Saltash. Seen as being at the centre of the town a place to rest, enjoy the sun and the trees and flowers.
Richness of wildlife?	Yes. Purposefully planted with these include bee friendly plants and herbs available for the people of Saltash to use.
Or any other reason?? (Specify)	Public gatherings, town Christmas tree
Is it an extensive tract of land?	No
SUMMARY Small but highly valued oasis close to town centre. Provides strategic view-point down the entirety of Fore Street. As a formal garden performing a key role in the town centre, the site should be included under Policy LEI 1 under the category of 'Parks and Gardens, Civic Spaces, Main Playspaces'.	

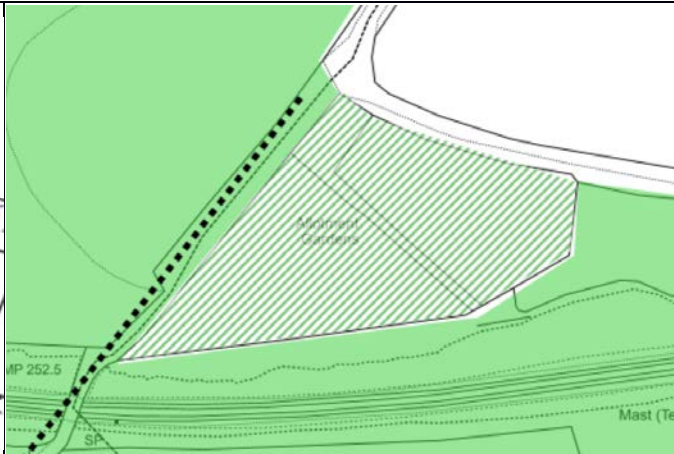
Local Green Space Reference	Allotments 1. Grenfell Rd a) 12 allotments (SX415592) b) single allotment and proposed community garden (SX415593) 2. Churchtown Cemetery (SX416581) 40 allotments 3. Fairmead Rd (SX413588) adjacent to Tincombe 10 allotments 4. Saltash.net school (SX423582) 5. Wearde Rd, aka Lynher View Allotments (SX419577)
Owner:	1, 2 and 3. STC (statutory allotments) 4. Owned by Saltash.net community school academy. 5. Antony Estates

Management Status:	1, 2 and 3. operated by STC as functioning allotments 4. School attendees and local community have accessible 5. Actively operated as allotments by Lynher View Allotment Association
General description and background :	1 - 5 All regularly accessed and maintained by the public.
Approximate area:	1. Grenfell 0.19 ha 2. Churchtown Cemetery Allotments 0.97 ha 3. Fairmead Rd 0.14 ha 4. Saltash.net school 623 m2 5. Wearde Rd, aka Lynher View Allotments 0.64 ha





4. Saltash Net School



5. Wearde Rd, aka Lynher View Allotments

1. Grenfell



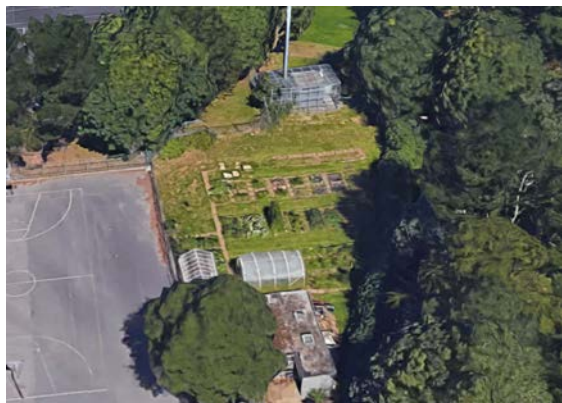
2. Churchtown Cemetery Allotments



3. Fairmead Rd



4. Saltash.net school



5. Wearde Rd, aka Lynher View Allotments



Basic Requirements Assessment

Criteria and reason for protection **Yes/No/Comment**

Is the Green Space within the area of an extant PP within which it could not be accommodated? No

Is the Green Space allocated for development in LP, DPD or NDP? No

Is the Green Space in reasonably close proximity to the community it serves? Yes

Is the Green Space demonstrably special and hold a particular local significance for one or more of the following reasons?

Beauty? No

Historic significance? No

Recreational value (inc as a playing field)? Yes

Tranquillity? Yes, in the case of Wearde Road and Churchtown Allotments, otherwise no.

Richness of wildlife? No

Or any other reason?? No

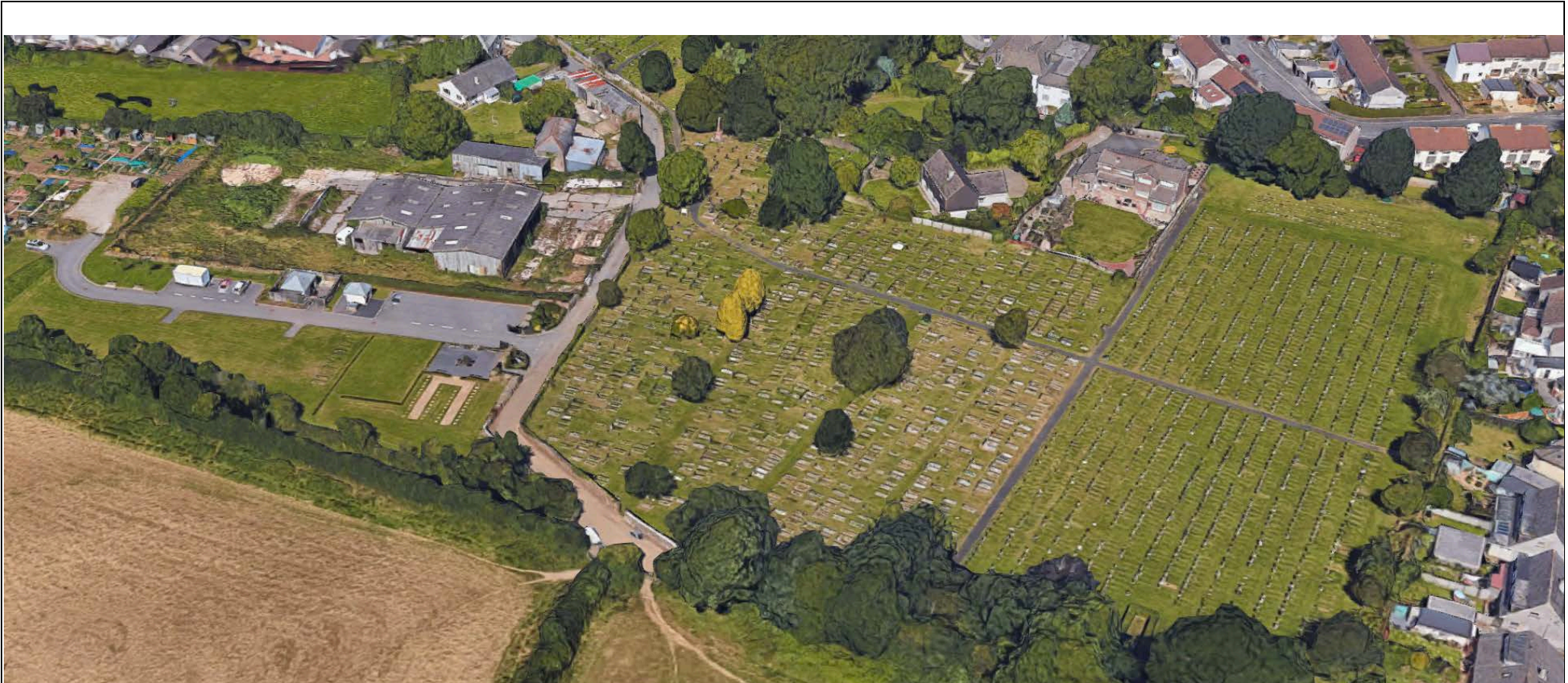
(Specify)

Is it an extensive tract of land? No

SUMMARY Five community allotments, the first three in the above list being statutory. **Allotments are also covered by NDP Policy LE15 so should not be included as Local Green Spaces in addition.**

Local Green Space Reference	St Stephens Cemetery
Owner:	STC
Management Status	Churchtown Cemetery (extension to burial ground and allotments) is owned and maintained by STC
General description and background	Well maintained Churchyard extension cemetery.
Approximate area:	1.66 ha

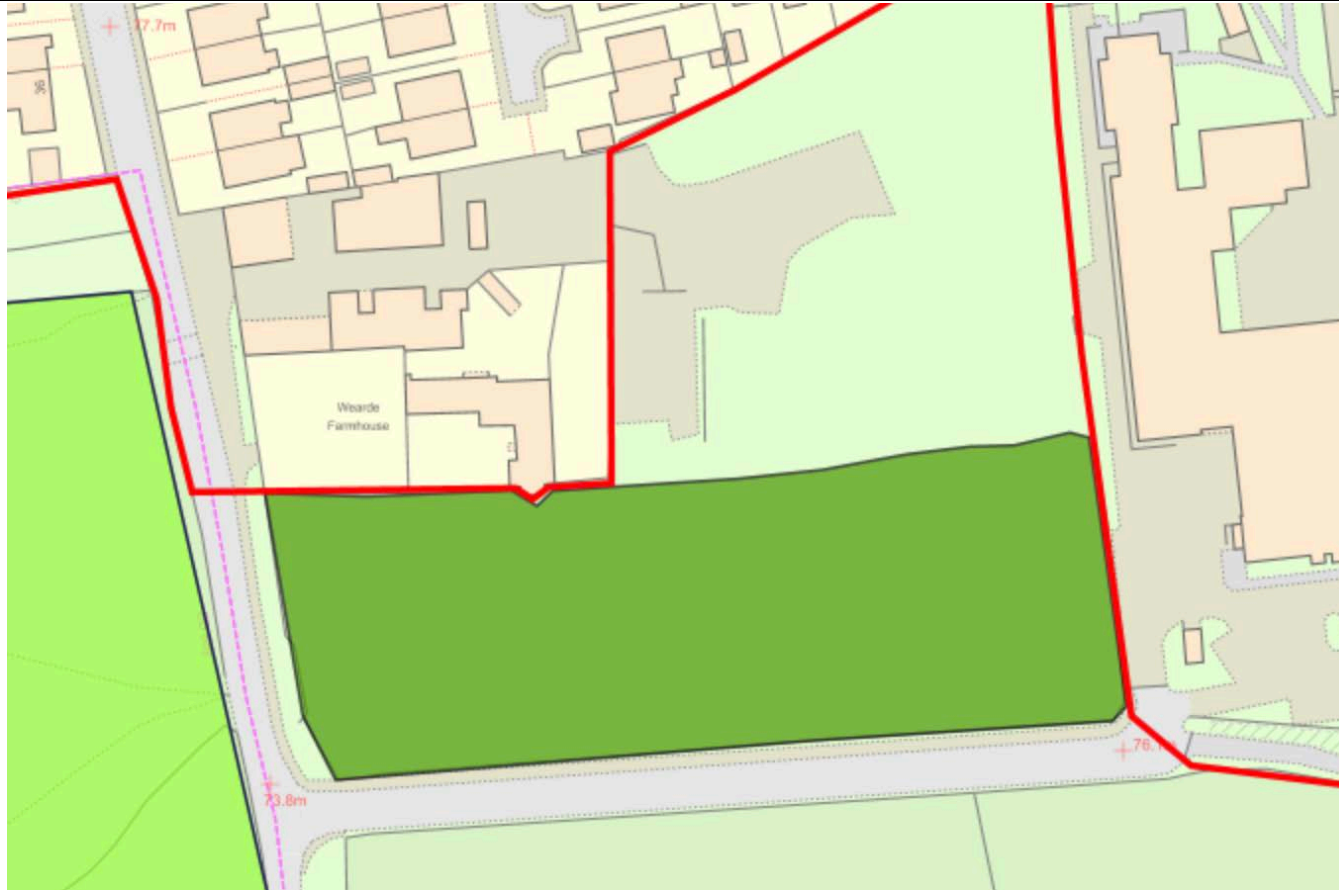




Basic Requirements Assessment	
Criteria and reason for protection	Yes/No/Comment
Within an area with an extant PP within which the Green Space could not be accommodated?	No
Allocated for development in LP, DPD or NDP?	No
Is the Open Space in reasonably close proximity to the community it serves?	Yes
Is the Open Space demonstrably special and hold a particular local significance for one or more of the following reasons?	
Beauty?	Yes. Setting affords views south into the AONB and the Tamar/Lynher Valley
Historic significance?	No
Recreational value (inc as a playing field)?	Yes. A quiet and attractive setting for walking.
Tranquility?	Yes. Quiet, set on the edge of countryside, which contributes a special atmosphere to this cemetery away from the hustle and bustle of the town.

Richness of wildlife?	No.
Any other reason??	No.
Is it an extensive tract of land (see note below)?	No
SUMMARY. A quiet and attractive location. Appropriate as a Local Green Space.	

Local Green Space Reference	Land at Wearde Farm.
Owner:	Private
Management Status	Part of curtilage of Weard Farm, in private management.
General description and background	Open land with trees and hedgerows to the south of the working farmyard of Wearde Farm, overlooking the AONB and located close to Saltash.net School.
Approximate area:	0.73 ha







Basic Requirements Assessment	
Criteria and reason for protection	Yes/No/Comment
Within an area with an extant PP within which the Green Space could not be accommodated?	No
Allocated for development in LP, DPD or NDP?	No

Is the Open Space in reasonably close proximity to the community it serves?		Yes
Is the Open Space demonstrably special and hold a particular local significance for one or more of the following reasons?		
Beauty?	Yes. Is a green open area visibly linked to the AONB and providing setting for the adjacent Listed Buildings and School.	
Historic significance?	Yes. Wearde Farmhouse and the array of barns to its north are part of the same curtilage. They are both Grade II Listed Buildings. Just to the south is a former WW2 barrage balloon site on the Historic Environment Record	
Recreational value (inc as a playing field)?	No.	
Tranquility?	Yes, adds to the quiet atmosphere of the area.	
Richness of wildlife?	Yes. Hedgerows and significant trees provide habitat for local species.	
Any other reason??	No.	
Is it an extensive tract of land?	No.	
Summary. Pleasant area of land visually linked to the AONB which is setting for heritage assets in same curtilage and alongside. Appropriate as a Local Green Space.		

Local Green Space Reference	Church Road
Owner:	Cornwall Council
Management Status	Managed by CC
General description and background	Small area of sloping land forming landscaping and open green area with trees, within post war housing development.
Approximate area:	0.26 ha



Basic Requirements Assessment	
Criteria and reason for protection	Yes/No/Comment
Within an area with an extant PP within which the Green Space could not be accommodated?	No
Allocated for development in LP, DPD or NDP?	No
Is the Open Space in reasonably close proximity to the community it serves?	Yes, integral to housing development.
Is the Open Space demonstrably special and hold a particular local significance for one or more of the following reasons?	

Beauty?	Yes, offers a small green area separating housing groups, with several mature trees and recent additional planting.
Historic significance?	Yes, Open space within Tudor Walters Committee influenced late 30s to 'post war' social housing layout.
Recreational value (inc as a playing field)?	Yes, for walking.
Tranquility?	No
Richness of wildlife?	Only that associated with the trees present.
Any other reason??	No
Is it an extensive tract of land?	No
SUMMARY Small area of incidental open space separating dwelling groups and proving footpath route through estate. Appropriate as a Local Green Space	

Local Green Space Reference	St Stephens Road
Owner:	Cornwall Council
Management Status	Cornwall Council
General description and background	Open are of land with small trees, fronting 1960s/70s estate laid out in Radburn format.
Approximate area:	0.15 ha



Criteria and reason for protection		Yes/No/Comment
Within an area with an extant PP within which the Green Space could not be accommodated?		No
Allocated for development in LP, DPD or NDP?		No
Is the Open Space in reasonably close proximity to the community it serves?		Yes. Integrated
Is the Open Space demonstrably special and hold a particular local significance for one or more of the following reasons?		
Beauty?	Yes, offers a small green area separating two housing groups from nearby road, with several semi-mature trees, contributing to residential amenity.	
Historic significance?	No	
Recreational value (inc as a playing field)?	No	
Tranquility?	No	
Richness of wildlife?	No	
Any other reason??	No	
Is it an extensive tract of land?	No	
SUMMARY: Small area of incidental open space separating dwelling groups from nearby road. Appropriate as a Local Green Space		

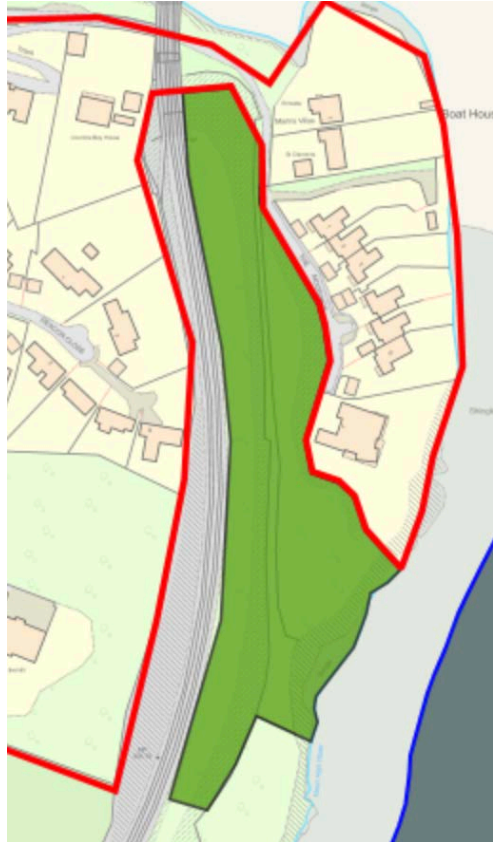
Local Green Space Reference	Ashton Way
Owner:	Saltash Town Council
Management Status	Saltash Town Council
General description and background	Well-equipped and maintained playspace and green area.
Approximate area:	0.15ha



Basic Requirements Assessment		Yes/No/Comment
Criteria and reason for protection		
Within an area with an extant PP within which the Green Space could not be accommodated?		No
Allocated for development in LP, DPD or NDP?		No
Is the Open Space in reasonably close proximity to the community it serves?		No
Is the Open Space demonstrably special and hold a particular local significance for one or more of the following reasons?		
Beauty?	No	
Historic significance?	Yes. Site was a post medieval Market Garden, many of which featured on the fertile, sunny tributary valley sides along the Tamar in the 19 th century.	
Recreational value (inc as a playing field)?	Yes. Well-equipped and maintained playspace.	
Tranquility?	No	
Richness of wildlife?	No	

Any other reason??	No
Is it an extensive tract of land?	No
SUMMARY An excellent play and green space entirely enclosed by modern housing development. Appropriate as a Local Green Space	







Local Green Space Reference	Deacon Drive
Owner:	Part Network Rail
Management Status	Not managed.
General description and background	Part railway embankment and part top of engineered undercut to accommodate development of former sewage works.
Approximate area:	1.2 ha



Basic Requirements Assessment

Criteria and reason for protection		Yes/No/Comment
Within an area with an extant PP within which the Green Space could not be accommodated?		No
Allocated for development in LP, DPD or NDP?		No
Is the Open Space in reasonably close proximity to the community it serves?		Yes
Is the Open Space demonstrably special and hold a particular local significance for one or more of the following reasons?		
Beauty?	Yes. Part of green backdrop of view into Saltash from River Tamar and its east bank, forms a green finger between development either side of the railway line adjacent.	
Historic significance?	Yes, part of the accommodation land for the trackbed of the Cornwall Railway of 1859.	
Recreational value (inc as a playing field)?	No	
Tranquility?	No	
Richness of wildlife?	No	
Any other reason??	No	
Is it an extensive tract of land?	No	
SUMMARY An important part of the setting of Saltash. Appropriate as a Local Green Space.		

Legend to Maps

-   LEI 2 and 3 Green Spaces
-  LEI1 Key Strategic Open Space
-  CON9 & 10 Walking Routes
-  CON 9 & 10 - Cycling Routes
-  CON 9 & 10 - Cycling Routes - Future

LEI 2.xi	Gallacher Way
LEI 2.xii	Ashton Way Play Area
LEI 2.xiii	Pillemere Estates
LEI 2.xiii	Pillmere Estates
LEI 2.xiii	Pillmere Estates
LEI 2.xiii	Pillmere Estates
LEI 2.xiii	Pillmere Estates
LEI 2.xiii	Pillmere Estates
LEI 2.xiii	Pillmere Estates
LEI 2.xiii	Pillmere Estates
LEI 2.xiv	Trematon
LEI 2.xiv	Trematon
LEI 2.xv	Trehan
LEI 2.xv	Trehan

Sites identified as Key Strategic Sport, Leisure and Recreation Sites

Reference ID	Type	Location Description
LEI 1.i	Parks and gardens, civic spaces, main playspaces	Jubilee Green
LEI 1.ii	Parks and gardens, civic spaces, main playspaces	Brunel Green
LEI 1.ii	Parks and gardens, civic spaces, main playspaces	Brunel Green
LEI 1.ii	Parks and gardens, civic spaces, main playspaces	Brunel Green
LEI 1.iii	Parks and gardens, civic spaces, main playspaces	Huntley Gardens
LEI 1.iv	Parks and gardens, civic spaces, main playspaces	Alexandra Square
LEI 1.v	Parks and gardens, civic spaces, main playspaces	Bridge Approach
LEI 1.v	Parks and gardens, civic spaces, main playspaces	Bridge Approach
LEI 1.vi	Parks and gardens, civic spaces, main playspaces	Victoria Gardens
LEI 1.vii	Parks and gardens, civic spaces, main playspaces	Longstone Park
LEI 1.vii	Public access sports facilities (outdoor):	Longstone Park
LEI 1.vii	School pitches and outdoor sports club facilities	Longstone Park
LEI 1.viii	Parks and gardens, civic spaces, main playspaces	Saltmill

LEI 1.viii	Public access sports facilities (outdoor):	Saltmill Pitch
LEI 1.vix	School pitches and outdoor sports club facilities	Brunel School
LEI 1.x	School pitches and outdoor sports club facilities	Brunel School
LEI 1.xi	School pitches and outdoor sports club facilities	Warfelton Tennis Courts
LEI 1.xii	Public access sports facilities (outdoor):	Warfelton Park
LEI 1.xiii	School pitches and outdoor sports club facilities	Kimberley Stadium
LEI 1.xiii	School pitches and outdoor sports club facilities	St Stephens School
LEI 1.xiv	Strategic Green Spaces, Corridors and Accessible Fringe Countryside	Tincombe Nature Reserve
LEI 1.xv	Parks and gardens, civic spaces, main playspaces	Tincombe
LEI 1.xvi	Public access sports facilities (outdoor):	Chapelfield
LEI 1.xvii	School pitches and outdoor sports club facilities	Burraton School
LEI 1.xviii	Public access sports facilities (outdoor):	Moorlands Lane PF
LEI 1.xvii	Parks and gardens, civic spaces, main playspaces	Pillmere Drive
LEI 1.xx	Parks and gardens, civic spaces, main playspaces	Pillmere Village Green
LEI 1.xxi	Parks and gardens, civic spaces, main playspaces	Summerfields
LEI 1.xxii	Public access sports facilities (outdoor):	Broad Walk PF
LEI 1.xxiii	School pitches and outdoor sports club facilities	Saltash.net School
LEI 1.xxiv	School pitches and outdoor sports club facilities	Bishop Cornish PF
LEI 1.xxvi	Public access sports facilities (outdoor):	Treledan PF (Proposed)
LEI 1.xxvii	Strategic Green Spaces, Corridors and Accessible Fringe Countryside	Treleden (Broadmoor) Woods POS
LEI 1.xxvii	Strategic Green Spaces, Corridors and Accessible Fringe Countryside	Treledan (Proposed)
LEI 1.xxviii	Strategic Green Spaces, Corridors and Accessible Fringe Countryside	Latchbrook N and S
LEI 1.xxvii	Strategic Green Spaces, Corridors and Accessible Fringe Countryside	Churchtown Farm
LEI 1.xxx	Strategic Green Spaces, Corridors and Accessible Fringe Countryside	Coombe Valley
LEI 1.xxxi	Strategic Green Spaces, Corridors and Accessible Fringe Countryside	Pillmere
LEI 1.xxxi	Strategic Green Spaces, Corridors and Accessible Fringe Countryside	Pillmere
LEI 1.xxxii	Public access sports facilities (outdoor):	Latchbrook Centre

Sites Identified as Allotments

Reference ID	Location Description
LEI 5.i	Grenfell Road

LEI 5.ii	Fairmead Road
LEI 5.iii	Grenfell Road
LEI 5.iv	Saltash.net School
LEI 5.v	Wearde Road

KEY STRATEGIC SPORTS & LEISURE AND LOCAL GREEN SPACE SITES

EAST SECTION

Salsalah CP

Author:

Date: 20/07/2020

Scale: 1:20000

0 200 400m



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KEY STRATEGIC SPORTS & LEISURE AND LOCAL GREEN SPACE SITES
WEST SECTION

Salaash CP

Author:

Date: 20/07/2020

Scale: 1:5000

