

Ludgvan Neighbourhood Plan - Local Green Space

Purpose of Report

1. This report assesses the merit of various sites nominated for inclusion in the Neighbourhood Plan as local green space, to be subject to Policy LUD6 in the Plan.

Legislation

2. The NPPF gives parish councils the right to designate small local recreation and amenity areas that are of “*particular importance to the community*” as ‘local green spaces’ and give them protection in the Neighbourhood Plan. The NPPF states that the green space should be:
 - *in reasonably close proximity to the community it serves;*
 - *is 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*
 - *is local in character and is not an extensive tract of land.*
3. In addition to these criteria, Planning Practice Guidance (PPG) states: “*Local Green Space designation will rarely be appropriate where the land has planning permission for development. Exceptions could be where the development would be compatible with the reasons for designation or where planning permission is no longer capable of being implemented*”¹.
4. Other designations of land, such as green belt or conservation area status, do not necessarily preclude or support designation as local green space. But it is necessary to consider whether the additional designation is necessary and would serve a useful purpose.

Candidate Sites

5. The list of candidates for assessment as local green space was arrived at by a task group appointed by the Ludgvan Neighbourhood Plan Steering Group. The task group used their extensive local knowledge and applied an agreed interpretation of the criteria of the NPPF. Thirteen sites were identified as potential candidates for designation of a local green space. For each site an appraisal form was completed.

Appraisal and Conclusions

6. Each of the selected sites has been subject to a survey and assessment. The results of this ‘work’, carried out in May/June 2018, is set out in a schedule for each site which can be found in Appendix A to this report (along with a site location map in Appendix B). We have used the information contained on these schedules to consider whether each of the sites meets sufficient of the criteria demanded by the NPPF to merit a ‘Local Green Space’ (LGS) designation.
7. The NPPF is quite stringent and specific in its criteria relating to LGS designation. It states that “*designation will not be appropriate for most green areas or open space*” (para. 77). There is now a significant body of ‘evidence’ of how the criteria are being interpreted by examiners of neighbourhood plans. Some of the criteria have also been tested subsequently in law.
8. As regards it being an **extensive tract** of land, the PPG states that there is no hard and fast rule about the size of a local green space. It is a judgment call therefore. But the PPG goes on to emphasise that an LGS designation should only be used where “*the green area is not an extensive tract of land*”. There is no set maximum nor minimum size limit, but the site must be ‘local’ in character. The PPG also states that the blanket designation of open countryside adjacent to settlements will not be appropriate, particularly if designation is being used in a way that undermines the aim of plan-making i.e. identify sufficient land in suitable locations to meet identified development needs.

¹ PPG Paragraph: 008 Reference ID: 37-008-20140306 <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space#Local-Green-Space-designation>

9. It is generally acknowledged that the application of criteria may differ between settlements depending on their physical size and population. Designated spaces should normally be fairly contained, with clearly defined edges. In applying this criterion to potential local green space in Ludgvan Parish, we asked:
- does the space or combination of adjoining spaces ‘feel’ local in character and scale, in respect of the local community that the space serves?
 - Is the proposed space larger than other areas of land in the vicinity?
 - Is it contained with clearly defined edges?
 - Does the space connect physically, visually and socially to the local area?
10. As for being in proximity to the community it serves, we are advised to apply the **reasonably close** test, which is another judgment call. If public access is a key factor influencing its consideration, the site should normally be within easy walking distance of the community it serves. This may vary depending on the size of the community to which the green space relates, the size of the green space or the value placed on it by the community. The land must not be isolated from the community. Some councils have introduced a maximum distance between the space and the community. For instance, Leicester has stated it must be within 400 metres, Central Bedfordshire, within 600 metres.
11. The third test that needs to be applied is whether the site is **demonstrably special** to the local community and holds a particular **local significance**. The examples given in the NPPF are: *“because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife”*. We have looked for a clear indication that the community cares about the future of the space as a facility or amenity for the community to enjoy. We have been cognisant too of the PPG’s advice that, how a local green space will be *“managed in the future is an important consideration, if the features that make it special or locally significant are to be conserved”*.
12. The table below has been produced as a means of summarises the assessment findings as they relate to the criteria in the NPPF:

Ludgvan Local Green Space Analysis 2018										
Site No.	Name	Extensive tract of land?	In proximity to community it serves	Demonstrably Special for:						Should it be designated as a LGS?
				Beauty	Historical significance	Recreational value	Richness of wildlife	Tranquillity	Other	
1	Allotments, Church Hill	Yes	No			✓				No
2	Allotments, Long Rock	No	No			✓				No
3	Ludgvan Playing Fields	Yes	Yes			✓				No
4	Play Area, Lower Quarter	No	Yes			✓				Yes
5	Nature Reserve, Long Rock	Yes	No	✓	✓		✓	✓		No
6	Memorial Garden, Churchtown	No	Yes	✓				✓		Yes
7	Long Rock Playing Fields	No	Yes			✓				Yes
8	St Paul’s Amenity Garden	Yes	No			✓		✓		Yes
9	Crowlas Crossroads	No	Yes							No
10	Old Village Green, Whitecross	No	Yes		✓					No
11	Bowl Rock site	No	No		✓					No
12	Tolverth Field	No	Yes			✓				Yes
13	Canons Town Park	No	Yes			✓				Yes

Recommendations

The draft policy LUD6 is worded as follows:

The areas listed below and identified on Map 5 are designated as Local Green Spaces where new development is ruled out other than in very special circumstances:

Based on the surveys and assessments, we make the following recommendations regarding local sites being designated as local green space and therefore subject to policy LUD6 in the Ludgvan Neighbourhood Plan:

	Candidate Site	Recommendation	Reason
1	Allotments, Church Hill	Reject	Extensive area of allotments serving wider community, better served by allotments policy in the NP ²
2	Allotments, Long Rock	Reject	Serves wider than local community, better served by allotments policy in the NP
3	Ludgvan Playing Fields	Reject	Extensive area used for organised sport. Better served by separate recreation site policy in NP
4	Play Area, Lower Quarter	Accept	Main local play area in the neighbourhood
5	Nature Reserve, Long Rock	Reject	Extensive area of land, ecologically important site that already has protection
6	Memorial Garden, Churchtown	Accept	Small amenity and memorial area that is enjoyed by community and visitors
7	Long Rock Playing Fields	Accept	A relatively small area of parkland with play area serving the local community
8	St Paul's Amenity Garden	Accept	Extensive area at a distance from the community
9	Crowlas Crossroads	Reject	Essentially, highway verges and sightlines
10	Old Village Green, Whitecross	Reject	No sign of community use or value in the recent past
11	Bowl Rock site	Reject	Remote ancient stone adjacent to layby, not a green site
12	Tolverth Field	Accept	Green space and buffer between houses and busy road and industrial estate
13	Canons Town Park	Accept	Only green play area in locality

PW/LudNP/Jun18

² Possible wording of a draft allotment/community horticulture policy:

"The use of redundant land for community allotments, orchards and composting initiatives in suitable locations and where viable will be considered favourably.

Proposals that would result in the loss of all or part of existing allotment spaces will not be supported unless alternative and equivalent allotment space is provided."

Appendix A - Nominated Site Appraisal Forms

Site No. 1	General Information	
Name and address of site	Parish Allotments, B3309 Church Hill, Ludgvan 50°08'41" N – 5°29'23" W	
Site location plan	See Appendix B	
Ownership of site, if known	Truro Diocese	
Is the owner of the site aware of the potential designation? Do they support the designation?	Yes N/K	
Description/Current Condition	Multiple users, allotment plots, well-tended	
Community served by the potential LGS	Whole Parish	
Planning History		
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan?	No	
If allocated, could part of the overall site still be used as a Green Open Space?	N/A	
Size, scale and "local nature" of proposed Local Green Space		
Area of proposed site	1.5 ha.	
Is the site an "extensive tract of land"?	Yes	
Is the proposed site "local in character"? e.g. does the site feel as though it is part of the local area and why?	Integral part of the community and serving the whole community	
How does it connect physically, visually and socially to the local area?	Located equidistant between Churchtown, Lower Quarter and Ludgvan Leaze	
Need for Local Green Space		
Is there a need for a local green space in this location?	Yes	
Evidence that "the green space is in reasonably close proximity to the community it serves"		
How far is the site from the community it serves?	Located equidistant between Churchtown, Lower Quarter and Ludgvan Leaze	
Are there any barriers to the local community accessing the site from their homes?	Access restricted to allotment holders only	
Evidence that the green area is "demonstrably special" to the local community		
Evidence of support from Parish Council		
Evidence of support from other local community groups or individuals	The Ludgvan Horticultural Society puts on a show/competition in July/August with prizes for best allotment, most improved allotment, best vegetables etc	
Evidence of support from community leaders		
Evidence of support from other groups		
Evidence to show that the green area "holds a particular local significance, for example because of its beauty," (if applicable)		



Site No. 2	General Information	
Name and address of site	Parish Allotments	old A30, Long Rock 50°07'52" N – 5°29'45" W
Site location plan		See Appendix B
Ownership of site, if known		St Aubyns Estates / Ludgvan Parish Council
Is the owner of the site aware of the potential designation? Do they support the designation?		Yes N/K
Description/Current Condition		Multiple users, allotment plots, well-tended
Community served by the potential LGS		Whole Parish
Planning History		
Is there currently a planning application for this site?		No
Is the site allocated for development in the Local or Neighbourhood Plan?		No
If allocated, could part of the overall site still be used as a Green Open Space?		N/A
Size, scale and "local nature" of proposed Local Green Space		
Area of proposed site		TBA
Is the site an "extensive tract of land"?		Yes
Is the proposed site "local in character"? e.g. does the site feel as though it is part of the local area and why?		Integral part of the community and serving the whole community
How does it connect physically, visually and socially to the local area?		Located within Lock Rock settlement
Need for Local Green Space		
Is there a need for a local green space in this location?		Yes, already in use for several years
Evidence that "the green space is in reasonably close proximity to the community it serves"		
How far is the site from the community it serves?		On the edge of the Long Rock settlement
Are there any barriers to the local community accessing the site from their homes?		Access restricted to allotment holders only
Evidence that the green area is "demonstrably special" to the local community		
Evidence of support from Parish Council		Managed by Parish Council
Evidence of support from other local community groups or individuals		
Evidence of support from community leaders		
Evidence of support from other groups		
Evidence to show that the green area "holds a particular local significance, for example because of its beauty," (if applicable)		



Site No. 3	General Information	
Name and address of site	Playing Fields	Ludgvan Lower Quarter 50°08'42" N – 5°29'01" W
Site location plan		See Appendix B
Ownership of site, if known		Ludgvan Recreation Ground Trust
Is the owner of the site aware of the potential designation? Do they support the designation?		No N/K
Description/Current Condition		Multiple users, well-tended
Community served by the potential LGS		Whole Parish
Planning History		
Is there currently a planning application for this site?		No
Is the site allocated for development in the Local or Neighbourhood Plan?		No
If allocated, could part of the overall site still be used as a Green Open Space?		N/A
Size, scale and "local nature" of proposed Local Green Space		
Area of proposed site		TBA
Is the site an "extensive tract of land"?		Yes
Is the proposed site "local in character"? e.g. does the site feel as though it is part of the local area and why?		Integral part of village community and serving the whole community
How does it connect physically, visually and socially to the local area?		Centrally located within Lower Quarter
Need for Local Green Space		
Is there a need for a local green space in this location?		Yes, already in use for several years
Evidence that "the green space is in reasonably close proximity to the community it serves"		
How far is the site from the community it serves?		Central to Lower Quarter
Are there any barriers to the local community accessing the site from their homes?		No
Evidence that the green area is "demonstrably special" to the local community		
Evidence of support from Parish Council		
Evidence of support from other local community groups or individuals		Charity no. 300565 Community trustees
Evidence of support from community leaders		
Evidence of support from other groups		
Evidence to show that the green area "holds a particular local significance, for example because of its beauty," (if applicable)		



Site No. 4	General Information	
Name and address of site	Children’s Play Area	adjacent to Community Centre in Lower Quarter 50°08’44” N – 5°29’06” W
Site location plan	See Appendix B	
Ownership of site, if known	Ludgvan Parish Council	
Is the owner of the site aware of the potential designation? Do they support the designation?	Yes N/K	
Description/Current Condition	Established-, multi-use playground with several pieces of play apparatus; grassed that is well-tended. Fenced for safety.	
Community served by the potential LGS	Whole Parish	
Planning History		
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan?	No	
If allocated, could part of the overall site still be used as a Green Open Space?	N/A	
Size, scale and “local nature” of proposed Local Green Space		
Area of proposed site	TBA	
Is the site an “extensive tract of land”?	No	
Is the proposed site “local in character”? e.g. does the site feel as though it is part of the local area and why?	Integral part of the village and community, it’s the only play area designated for children	
How does it connect physically, visually and socially to the local area?	Centre to Lower Quarter	
Need for Local Green Space		
Is there a need for a local green space in this location?	Yes, already in use for several years	
Evidence that “the green space is in reasonably close proximity to the community it serves”		
How far is the site from the community it serves?	Central to Lower Quarter	
Are there any barriers to the local community accessing the site from their homes?	No – but site is fenced for safety reasons	
Evidence that the green area is “demonstrably special” to the local community		
Evidence of support from Parish Council	Managed and maintained by PC	
Evidence of support from other local community groups or individuals		
Evidence of support from community leaders		
Evidence of support from other groups		
Evidence to show that the green area “holds a particular local significance, for example because of its beauty,” (if applicable)	Important and well used play space	

Site No. 5	General Information	
Name and address of site	Nature Reserve	Newtown Lane, Long Rock 50°07'49" N – 5°29'29" W
Site location plan	See Appendix B	
Ownership of site, if known	TBA	
Is the owner of the site aware of the potential designation? Do they support the designation?	No N/K	
Description/Current Condition	Nature Reserve	
Community served by the potential LGS	Whole Parish plus general public	
Planning History		
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan?	No	
If allocated, could part of the overall site still be used as a Green Open Space?	N/A	
Size, scale and “local nature” of proposed Local Green Space		
Area of proposed site	TBA	
Is the site an “extensive tract of land”?	Yes	
Is the proposed site “local in character”? e.g. does the site feel as though it is part of the local area and why?	Yes, well established	
How does it connect physically, visually and socially to the local area?	Easily accessible from Newtown Lane, Long Rock	
Need for Local Green Space		
Is there a need for a local green space in this location?	Yes	
Evidence that “the green space is in reasonably close proximity to the community it serves”		
How far is the site from the community it serves?	On perimeter of Long Rock	
Are there any barriers to the local community accessing the site from their homes?	No	
Evidence that the green area is “demonstrably special” to the local community		
Evidence of support from Parish Council		
Evidence of support from other local community groups or individuals		
Evidence of support from community leaders		
Evidence of support from other groups		
Evidence to show that the green area “holds a particular local significance, for example because of its beauty,” (if applicable)		



Site No. 6	General Information	
Name and address of site	Memorial Garden	B3309 Church Hill, Churchtown 50°08'42" N – 5°29'28" W
Site location plan	See Appendix B	
Ownership of site, if known	Ludgvan Parish Council	
Is the owner of the site aware of the potential designation? Do they support the designation?	Yes N/K	
Description/Current Condition	Well used seating area, memorial and grassed area and spectacular viewing point	
Community served by the potential LGS	Whole Parish and general public	
Planning History		
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan?	No	
If allocated, could part of the overall site still be used as a Green Open Space?	N/A	
Size, scale and "local nature" of proposed Local Green Space		
Area of proposed site	TBA	
Is the site an "extensive tract of land"?	No	
Is the proposed site "local in character"? e.g. does the site feel as though it is part of the local area and why?	Yes, well established and well used resting place and viewing point for St Michaels Mount & Mounts Bay	
How does it connect physically, visually and socially to the local area?	On B3309 adjacent to St Michaels Way	
Need for Local Green Space		
Is there a need for a local green space in this location?	Yes	
Evidence that "the green space is in reasonably close proximity to the community it serves"		
How far is the site from the community it serves?	On road between Churchtown and Lower Quarter	
Are there any barriers to the local community accessing the site from their homes?	No	
Evidence that the green area is "demonstrably special" to the local community		
Evidence of support from Parish Council		
Evidence of support from other local community groups or individuals	British Legion help maintain site	
Evidence of support from community leaders		
Evidence of support from other groups		
Evidence to show that the green area "holds a particular local significance, for example because of its beauty," (if applicable)		



Site No. 7	General Information	
Name and address of site	Playing Fields	Long Rock 50°07'55" N – 5°30'08" W
Site location plan	See Appendix B	
Ownership of site, if known	Long Rock PF Association (21-year lease)	
Is the owner of the site aware of the potential designation? Do they support the designation?	Yes Yes	
Description/Current Condition	Well used and tended, grassed open space with play equipment	
Community served by the potential LGS	Long Rock residents	
Planning History		
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan?	No	
If allocated, could part of the overall site still be used as a Green Open Space?	N/A	
Size, scale and "local nature" of proposed Local Green Space		
Area of proposed site	TBA	
Is the site an "extensive tract of land"?	Yes	
Is the proposed site "local in character"? e.g. does the site feel as though it is part of the local area and why?	Former playing fields now used as recreational space	
How does it connect physically, visually and socially to the local area?	Within Long Rock community	
Need for Local Green Space		
Is there a need for a local green space in this location?	Yes	
Evidence that "the green space is in reasonably close proximity to the community it serves"		
How far is the site from the community it serves?	Within Long Rock community	
Are there any barriers to the local community accessing the site from their homes?	No	
Evidence that the green area is "demonstrably special" to the local community		
Evidence of support from Parish Council		
Evidence of support from other local community groups or individuals		
Evidence of support from community leaders		
Evidence of support from other groups	Covenant on the site – for recreation use only	
Evidence to show that the green area "holds a particular local significance, for example because of its beauty," (if applicable)		

Site No. 8	General Information	
Name and address of site	St Paul's Amenity Garden	Churchtown 50°8'47" N – 5°29'34" W
Site location plan	See Appendix B	
Ownership of site, if known	Ludgvan Parish Council	
Is the owner of the site aware of the potential designation? Do they support the designation?	Yes N/K	
Description/Current Condition	Well used area with bench adjacent to footpath, well-tended	
Community served by the potential LGS	Whole Parish and general public	
Planning History		
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan?	No	
If allocated, could part of the overall site still be used as a Green Open Space?	N/A	
Size, scale and "local nature" of proposed Local Green Space		
Area of proposed site	TBA – extent of total area not known	
Is the site an "extensive tract of land"?	Yes	
Is the proposed site "local in character"? e.g. does the site feel as though it is part of the local area and why?	Yes, adjacent to cremation burial site	
How does it connect physically, visually and socially to the local area?	Part of the footpath network in Churchtown and wider network St Michael's Way	
Need for Local Green Space		
Is there a need for a local green space in this location?	No	
Evidence that "the green space is in reasonably close proximity to the community it serves"		
How far is the site from the community it serves?	400m?	
Are there any barriers to the local community accessing the site from their homes?	Footpath connection	
Evidence that the green area is "demonstrably special" to the local community		
Evidence of support from Parish Council		
Evidence of support from other local community groups or individuals	Tended by group of volunteers	
Evidence of support from community leaders		
Evidence of support from other groups		
Evidence to show that the green area "holds a particular local significance, for example because of its beauty," (if applicable)		



Site No. 9	General Information	
Name and address of site	Crowlas Crossroads	junction of A30/B3309 50°08'45" N – 5°28'49" W
Site location plan	See Appendix B	
Ownership of site, if known	Cornwall Council	
Is the owner of the site aware of the potential designation? Do they support the designation?	No N/K	
Description/Current Condition	Two grassed areas around crossroads and bench, occasionally cut but generally not well-tended	
Community served by the potential LGS	Whole Parish plus general public	
Planning History		
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan?	No	
If allocated, could part of the overall site still be used as a Green Open Space?	N/A	
Size, scale and "local nature" of proposed Local Green Space		
Area of proposed site	TBA	
Is the site an "extensive tract of land"?	No	
Is the proposed site "local in character"? e.g. does the site feel as though it is part of the local area and why?	This area could be better looked after, with more regular grass cutting and planting to create a pleasant green space especially if A30 is by-passed	
How does it connect physically, visually and socially to the local area?	Central to Lower Quarter and Crowlas	
Need for Local Green Space		
Is there a need for a local green space in this location?	Yes	
Evidence that "the green space is in reasonably close proximity to the community it serves"		
How far is the site from the community it serves?	Central to Lower Quarter and Crowlas	
Are there any barriers to the local community accessing the site from their homes?	No	
Evidence that the green area is "demonstrably special" to the local community		
Evidence of support from Parish Council		
Evidence of support from other local community groups or individuals		
Evidence of support from community leaders		
Evidence of support from other groups		
Evidence to show that the green area "holds a particular local significance, for example because of its beauty," (if applicable)		

Site No. 10	General Information	
Name and address of site	Old Village Green	Whitecross 50°09'41" N – 5°28'07" W
Site location plan	See Appendix B	
Ownership of site, if known	Ludgvan Parish Council (?) – may be Cornwall Council	
Is the owner of the site aware of the potential designation? Do they support the designation?	No N/K	
Description/Current Condition	Open, grass area, cut occasionally not well-tended	
Community served by the potential LGS	Whitecross community and general public	
Planning History		
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan?	No	
If allocated, could part of the overall site still be used as a Green Open Space?	N/A	
Size, scale and “local nature” of proposed Local Green Space		
Area of proposed site	TBA	
Is the site an “extensive tract of land”?	No	
Is the proposed site “local in character”? e.g. does the site feel as though it is part of the local area and why?	Old village green area which could be developed into an attractive amenity space	
How does it connect physically, visually and socially to the local area?	Central to Whitecross	
Need for Local Green Space		
Is there a need for a local green space in this location?	Yes	
Evidence that “the green space is in reasonably close proximity to the community it serves”		
How far is the site from the community it serves?	Central to Whitecross	
Are there any barriers to the local community accessing the site from their homes?	No	
Evidence that the green area is “demonstrably special” to the local community		
Evidence of support from Parish Council		
Evidence of support from other local community groups or individuals		
Evidence of support from community leaders		
Evidence of support from other groups		
Evidence to show that the green area “holds a particular local significance, for example because of its beauty,” (if applicable)		

Site No. 11	General Information	
Name and address of site	Bowl Rock	Adjacent Trevethoe-Balnoon road, Trencrom 50°10'40.11" N 5°28'11.24" W
Site location plan	See Appendix B	
Ownership of site, if known	Uncertain	
Is the owner of the site aware of the potential designation? Do they support the designation?	No N/K	
Description/Current Condition	A big round outcrop by the side of the road	
Community served by the potential LGS	Walkers and those interested in geology or archaeology or ancient history	
Planning History		
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan?	No	
If allocated, could part of the overall site still be used as a Green Open Space?	N/A	
Size, scale and "local nature" of proposed Local Green Space		
Area of proposed site	TBA	
Is the site an "extensive tract of land"?		
Is the proposed site "local in character"? e.g. does the site feel as though it is part of the local area and why?	No	
How does it connect physically, visually and socially to the local area?	No	
Need for Local Green Space		
Is there a need for a local green space in this location?	No	
Evidence that "the green space is in reasonably close proximity to the community it serves"		
How far is the site from the community it serves?		
Are there any barriers to the local community accessing the site from their homes?		
Evidence that the green area is "demonstrably special" to the local community		
Evidence of support from Parish Council		
Evidence of support from other local community groups or individuals		
Evidence of support from community leaders		
Evidence of support from other groups		
Evidence to show that the green area "holds a particular local significance, for example because of its beauty," (if applicable)		



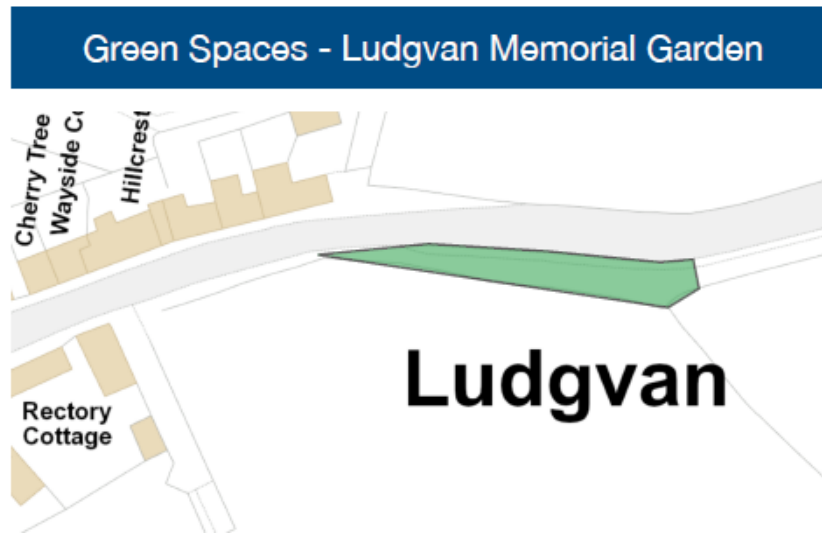
Site No. 12	General Information	
Name and address of site	Tolverth Field	
Site location plan	See Appendix B	
Ownership of site, if known	Cornwall Council	
Is the owner of the site aware of the potential designation? Do they support the designation?	No N/K	
Description/Current Condition		
Community served by the potential LGS	Long Rock community	
Planning History		
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan?	No	
If allocated, could part of the overall site still be used as a Green Open Space?	N/A	
Size, scale and "local nature" of proposed Local Green Space		
Area of proposed site	TBA	
Is the site an "extensive tract of land"?	No	
Is the proposed site "local in character"? e.g. does the site feel as though it is part of the local area and why?	Yes	
How does it connect physically, visually and socially to the local area?	Sited in industrial estate close to businesses and short walk for Long Rock housing	
Need for Local Green Space		
Is there a need for a local green space in this location?	Yes	
Evidence that "the green space is in reasonably close proximity to the community it serves"		
How far is the site from the community it serves?	Close by	
Are there any barriers to the local community accessing the site from their homes?	Footpath connection	
Evidence that the green area is "demonstrably special" to the local community		
Evidence of support from Parish Council	Maintained by PC	
Evidence of support from other local community groups or individuals		
Evidence of support from community leaders		
Evidence of support from other groups		
Evidence to show that the green area "holds a particular local significance, for example because of its beauty," (if applicable)		

Site No. 13	General Information	
Name and address of site	Canons Town Park	
Site location plan	See Appendix B	
Ownership of site, if known	?	
Is the owner of the site aware of the potential designation? Do they support the designation?	No N/K	
Description/Current Condition	Green space with children's play area	
Community served by the potential LGS		
Planning History		
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan?	No	
If allocated, could part of the overall site still be used as a Green Open Space?	N/A	
Size, scale and "local nature" of proposed Local Green Space		
Area of proposed site	TBA	
Is the site an "extensive tract of land"?	No	
Is the proposed site "local in character"? e.g. does the site feel as though it is part of the local area and why?	Yes	
How does it connect physically, visually and socially to the local area?	Yes – only public green space in the location	
Need for Local Green Space		
Is there a need for a local green space in this location?	Yes	
Evidence that "the green space is in reasonably close proximity to the community it serves"		
How far is the site from the community it serves?	Adjacent	
Are there any barriers to the local community accessing the site from their homes?	No	
Evidence that the green area is "demonstrably special" to the local community		
Evidence of support from Parish Council		
Evidence of support from other local community groups or individuals		
Evidence of support from community leaders		
Evidence of support from other groups		
Evidence to show that the green area "holds a particular local significance, for example because of its beauty," (if applicable)		

Appendix B Site Location Maps

Play Area, Lower Quarter

Memorial Garden, Churchtown



Long Rock Playing Fields

St Paul's Amenity Garden

Tolverth Field

Canons Town Park

