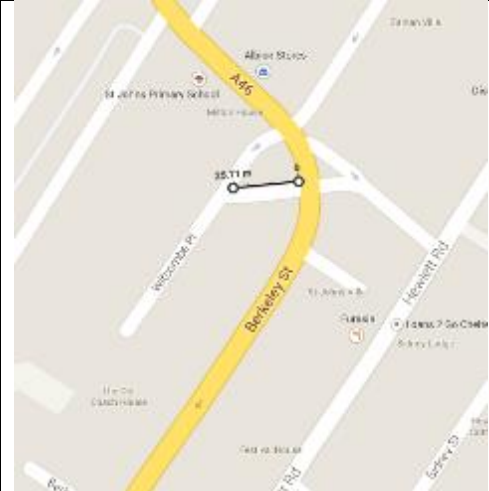





Local Green Space Toolkit Application

Site 3

Witcombe Place

1	General Information	Tick if relevant evidence provided
1.1	Name and address of site <i>Some sites have several names and all known names should be given</i>	
Witcombe Place, Cheltenham GL52 2SP		
1.2	Site location plan <i>The plan can be at any scale, but must show the location and boundaries of the site. Please indicate the scale.</i>	
<p>This large, green island includes two small areas divided by a little-used access road.</p> <div style="display: flex; justify-content: space-around;">   </div>		
1.3	Organisation or individual proposing site for designation	

	<i>This will normally be a Town or Parish Council or a recognised community group</i>	
	Fairview Community Association (FCA)	
1.4	Ownership of site if known <i>Information on land ownership can be obtained from the <u>Land Registry</u>. Some land parcels are not registered however local people may know the owner.</i>	
	Not known	
1.5	Is the owner of the site aware of the potential designation? Do they support the designation? (Sites may be designated as Local Green Spaces, even if there are objections from the site owners)	
	Not known	
1.6	Photographs of site	
	 	
1.7	Community served by the potential Local Green Space <i>i.e. does the site serve the whole village/town or a particular geographic area or group of people?</i>	
	The land is situated at the rear of a thriving primary school, St John's. It is also at the end of Witcombe Place - a no through road of private dwellings. Because of the busy Albion Street/Berkley Street ring road this land is mostly used by the school and local residents of Witcombe Place itself, St. John's Avenue and St. Anne's Road.	

2	Planning History	
2.1	Is there currently a planning application for this site? If permitted, could part of the overall site still be used as a Green Open Space? for further information please contact Cheltenham Borough Council <u>Planning Applications</u> team	
	None known about	
2.2	Is the site allocated for development in the existing Development Plan, emerging Joint Core Strategy, Cheltenham Plan or a Neighbourhood Plan? If allocated, could part of the overall site still be used as a Green Open Space? For further information please contact Cheltenham Borough Council <u>Planning Policy</u> team	
	The ring road is currently one way traffic which will change to two way traffic following the recent Gloucestershire County Council approval. At the 26 January 2015 meeting Council considered the recommendations of the TRO committee meeting which took place on 15 January. "The committee concluded that the Traffic Regulation Orders relating to the Cheltenham Transport Plan should be fully implemented". Development plans for this Witcombe Place space within this are unknown.	
3	Size, scale and "local nature" of proposed Local Green Space	
3.1	Area of proposed site	
	Both areas total approximately 0.4 hectares	
3.2	Is the site an "extensive tract of land"? <i>(Extensive tracts of land cannot be designated as Local Green Space) e.g. how large is it in comparison to other fields; groups of fields; areas of land in the vicinity etc.? Does the site "feel" extensive or more local in scale?</i>	
	The land is "stand alone" and is not adjacent to or near any other green land. It is local in scale	
3.3	Is the proposed site "local in character"? <i>e.g. does the site feel as though it is part of the local area? And why? How does it connect physically, visually and socially to the local area? What is your evidence?</i>	
	The site is very local and offers a green space with shrubs and trees in an otherwise busy and built up area. The area is grassed and has thoughtfully planted trees. It is very local in comparison with Sandford Park which is at least 5 minutes away across the busy London Road.	
4	Need for Local Green Space	
4.1	Is there a need for a local green space in this location? <i>e.g. is there a shortage of accessible greenspace in the area? Is there a village needs survey or parish plan that provides evidence of that need.</i> <i>Further information – Natural England (<u>Accessible Natural Greenspace Standard</u>)</i>	
	There are no other green spaces in the near vicinity. The CBC green space audit from 2008 showed All Saints had less green space per head than any other ward (Steve Jordan (CBC) e-mail 17th December 2014 as attached). Otherwise, significant public areas such as Pittville and Sandford Parks are, respectively, at least 10 and 5 minutes away in other areas and across major roads.	
5	Evidence to show that "the green space is in reasonably close proximity to the community it serves"	

	Please indicate what evidence you have provided against each point.	
5.1	How far is the site from the community it serves? Is the site within 2km of the local community? <i>Possible evidence – a map to show that distance</i>	
	The site is within the community it serves.	
5.2	Are there any barriers to the local community accessing the site from their homes? <i>e.g. railway line; main road</i> <i>Possible evidence – a map to show any potential barriers and how those can be overcome.</i>	
	There are no barriers to stop the local community from accessing the site	
6	Evidence to show that the green area is “demonstrably special to a local community” Please indicate what evidence you have provided against each point.	
6.1	Evidence of support from Parish or Town Council <i>e.g. letter of support; Council minutes</i>	
	There is no Parish or Town Council	
6.2	Evidence of support from other local community groups or individuals. <i>e.g. letters of support; petitions; surveys etc.</i>	
	Introduced and listed by local residents attending the Fairview Community Association meeting on 4th December as in the attached : Initial assessment matrix - research by communities Fairview_4 December 2014	
6.3	Evidence of support from community leaders <i>e.g. letters of support from Ward Members; County Councillors; MP etc.</i> <i>Further information on these contact details – Cheltenham Borough Council, Gloucestershire County Council, House of Commons</i>	
	Initial assessment matrix reviewed and appended to Steve Jordan (CBC) e-mail 17th December 2014 as attached	
6.4	Evidence of support from other groups <i>e.g. letters of support from organisations such as Campaign to Protect Rural England; local amenity societies; local schools etc.</i>	
	None known about	
7	Evidence to show that the green area “holds a particular local significance, for example because of its <u>beauty</u>,” (if applicable) Please indicate what evidence you have provided against each point.	
7.1	Is this criterion relevant to this site?	
	Yes. It is beautiful in as much as it is a green, well maintained and attractive, especially when the site’s trees are in blossom	
7.2	Describe why the community feels that the site has a particular local significance for its beauty.	
	This site sits within a very busy area in terms of traffic and property and is unique in its character. It is well maintained and attractive with young but well established and beautiful trees. A local resident, Mrs. Judy Shaw, is particularly enthusiastic and about the Tulip tree on this site; especially when in bloom	
7.3	Site visibility	

	<i>e.g. is it easy to see the site from a public place? Are there long-distance views of the site? Are there views of the site from any key locations?</i>	
	The site can be clearly seen from the public road, from the rear of the school and from adjacent houses.	
7.4	Is the site covered by any landscape or similar designations? <i>e.g. Area of Outstanding Natural Beauty; Conservation Area; Special Landscape Area</i> <i>Further information – Cheltenham Borough Council; Natural England;</i>	
	Yes, it lies within the 30 April 2009 CBC Central Conservation Area	
7.5	Is the site (or the type of site) specifically mentioned in any relevant landscape character assessments or similar documents? <i>e.g. Cotswolds AONB landscape character assessment. Further information – Cheltenham Borough Council; Natural England; Cotswolds Conservation Board</i>	
	No	
7.6	Does the site contribute to the setting of a historic building or other special feature?	
	Some of the neighbouring property is late-Victorian in style and although it does not directly contribute to history of the properties it does offer green space and safe area	
7.7	Is the site highlighted in literature or art? <i>e.g. is the site mentioned in a well-known poem or shown in a famous painting?</i>	
	Not known	
8	Evidence to show that the green area “holds a particular local significance for example because of its <u>historic significance</u>” (if applicable) <i>Please indicate what evidence you have provided against each point.</i>	
8.1	Is this criterion relevant to this site?	
	This area “holds a particular local significance” for the people who live there and use the site as an open green space in an otherwise busy and built up area.	
8.2	Are there any historic buildings or remains on the site? <i>e.g. listed buildings; scheduled ancient monuments ; registered parks and gardens; war memorials; other historic remains or structures.</i> <i>Further information – Cheltenham Borough Council; English Heritage; Gloucestershire Historic Environment Record; Gloucestershire Archives; local history society;</i>	
	No	
8.3	Are there any important historic landscape features on the site? <i>e.g. old hedgerows; ancient trees; historic ponds or historic garden features</i> <i>Further information – Cheltenham Borough Council; English Heritage; Gloucestershire Historic Environment Record; local history society</i>	
	There are beautiful trees but not ancient or historic.	
8.4	Did the site play an important role in the historic development of the village or town? <i>e.g. the old site of the town railway station; the old garden for the manor house etc.</i>	

	Not known	
8.5	Did any important historic events take place on the site?	
	Not known	
8.6	Do any historic rituals take place on the site? <i>e.g. well-dressing; maypole dancing etc.</i>	
	Not known	
9	Evidence to show that the green area “holds a particular local significance, for example because of its <u>recreational value</u> (including as a playing field)”, (if applicable) <i>Please indicate what evidence you have provided against each point.</i>	
9.1	Is this criterion relevant to this site?	
	YES. This area holds a particular local significance because it is a green open space in an otherwise busy and built up area. It has a recreational value although it would not be suitable as a children’s play area because of its proximity to the busy road. It can and is used as a meeting place and for dog walking	
9.2	Is the site used for playing sport? <i>If so what sport? How long has it been used for sports provision? Is this sports provision free or is a club membership required? Further information – <u>Sport England</u></i>	
	It is not suitable for sport because of its proximity to the road	
9.3	Are the public able to physically access the site? <i>e.g. are there any public rights of way across the site? Or adjacent to the site? Has access been allowed on a discretionary basis? Is there public access to the whole site or only part? Is there good disabled access to the site? (A site can still be designated even if there is no public access.) Further information – <u>Gloucestershire County Council</u></i>	
	The area is totally accessible to the public. This large, green island includes two small areas divided by a little-used access road. Its size and utility would be greatly-enhanced if the road could be eliminated and the two, separate areas merged.	
9.4	Is the site used by the local community for informal recreation? And since when? <i>e.g. dog walking; sledging; ball games etc.</i>	
	The area is used for community recreation and dog walking. It is not suitable for sports because of its proximity to the road.	
10	Evidence to show that the green area “holds a particular local significance, for example because of its <u>tranquillity</u>” (if applicable) <i>Please indicate what evidence you have provided against each point.</i>	
10.1	Is this criterion relevant to this site?	
	Yes. This area holds “a particular local significance” because of its relative tranquillity. It is close to a busy road but it is a piece of well-maintained grassland with trees which offer an environmental respite. It provides a buffer to the inner ring road for the Witcombe Place residents.	

10.2	Do you consider the site to be tranquil? <i>e.g. are there any roads or busy areas close by?</i>	
	The site could not be described as tranquil because of its proximity to a busy road but it is green and attractive	
10.3	Is the site within a recognised tranquil area? <i>e.g. within the Campaign to Protect Rural England's tranquillity maps</i>	
	No	
11	Evidence to show that the green area "holds a particular local significance, for example because of the <u>richness of its wildlife</u>"; (if applicable) <i>Please indicate what evidence you have provided against each point.</i>	
11.1	Is this criterion relevant to this site?	
	No	
11.2	Is the site formally designated for its wildlife value? <i>e.g. as a site of special scientific interest; a key wildlife site etc.</i> <i>Further information - <u>Natural England</u>; <u>Gloucestershire Centre for Environmental Records</u></i>	
	No	
11.3	Are any important habitats or species found on the site? <i>e.g. habitats and species listed in the UK priority habitats and species lists or Gloucestershire Biodiversity Action Plans or protected species or on the red/amber lists of birds of conservation concern.</i> <i>Further information - <u>Natural England</u>; <u>Gloucestershire Centre for Environmental Records</u>; <u>National Biodiversity Network</u>; <u>RSPB</u></i>	
	Not known but doubtful	
11.4	What other wildlife of interest has been found on the site? <i>Further information - <u>Natural England</u>; <u>Gloucestershire Centre for Environmental Records</u>; <u>National Biodiversity Network</u>;</i>	
	This would not be an area significant for its wildlife although it would provide an area of safety for animals, especially birds.	
11.5	Is the site part of a long term study of wildlife by members of the local community? <i>e.g. long-term monitoring of breeding birds.</i>	
	No knowledge of any such study.	
12	Evidence to show that the green area "holds a particular local significance, for <u>any other reason</u>"; (if applicable) <i>Please indicate what evidence you have provided against each point.</i>	
12.1	Is this criterion relevant to this site?	
	This is an area much loved and cherished by the local community as it is an attractive green space in a built up area. It is a safe escape from the busy road	
12.2	Are there any other reasons why the site has a particular local significance for the local community?	
	This is the only green space in the close proximity of the community. Much of the area is dominated by housing, the school, a large municipal car park and a busy ring road.	

Appendix 1

From: Steve.Jordan@cheltenham.gov.uk
To: *supplied*
Subject: RE: Green spaces assessments
Date: Wed, 17 Dec 2014 16:32:22 +0000

Hello *name supplied*,

Have added some details on why the sites picked are special - let me know what you think.

Not sure if/when the owners of the land get involved. Most are CBC so no problem with those but I guess the schools and church may be interested at some point – presume you can cover the cricket club.

I had a look at the CBC green space audit from 2008 which showed All Saints had less green space per head than any other ward – shows why each site is important! It also listed a couple of sites we didn't. Both are in the 'new' bit of FCA area. They were The Grove (presume the green bit in the middle of the turning circle at the end of the cul-de-sac) and Hales Close (not really sure what that refers to unless the green verge on the left hand side). Having said that, I'm happy to go with what we've got.

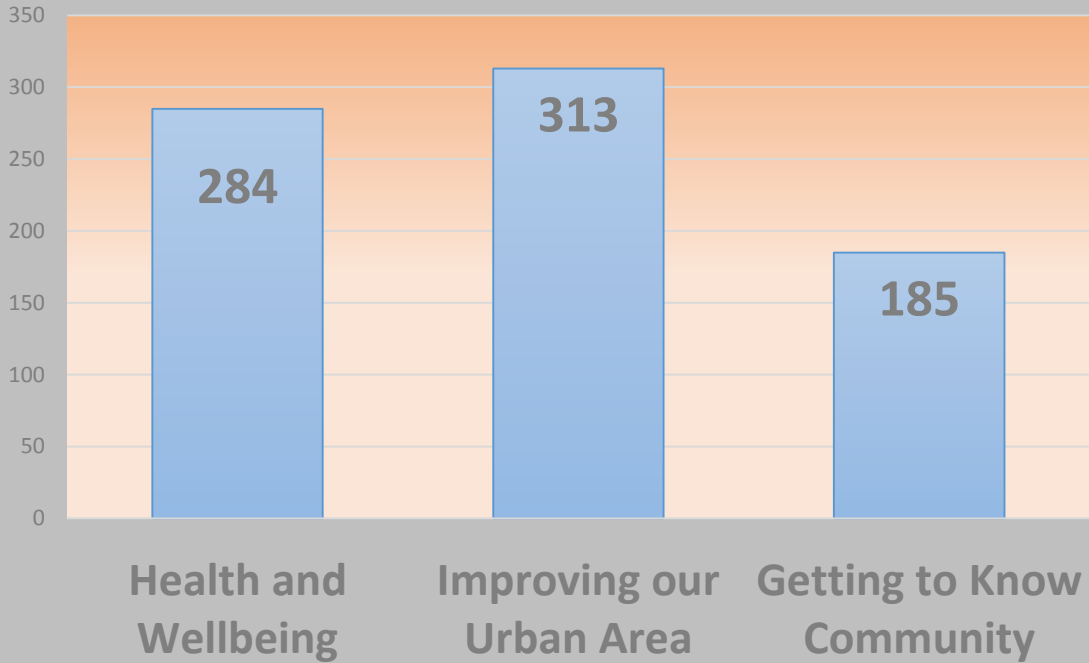
As mentioned I think that's all we need at this stage. Are you happy to go with this or would you like to meet/discuss?

Thanks, Steve.



Fairview Community Association Fireworks Party 2014 Raffle Donation Preferences

NUMBER OF TICKETS



PREFERRED COMMUNITY PROJECTS