



Local Green Space Toolkit Application

Site 11

Former Monkscroft School Field

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>	
	Former Monkscroft Playing Field	
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>	
		
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>	
	Hesters Way Partnership	
1.4	Ownership of site if known <i>Information on land ownership can be obtained from the Land Registry. Some land parcels are not registered however local people may know the owner.</i>	
	Gloucestershire County Council	
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)	
	Yes, via this application process	
1.6	Photographs of site	

		
1.7	<p>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></p>	
	<p>Central to the communities of St Marks and Hesters Way, a population of 3,000 people. More specifically, this space serves ‘the poets’ area, an estimated population of 500-600 people. The people who live in these houses are largely elderly and part of a well-established community.</p> <p>However, the site could also serve the wider community connecting west Cheltenham to the town as part of a green walk through (see points made in 6.2)</p>	
2	<p>Planning History</p>	
2.1	<p>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 Planning Applications team</p>	
	<p>No</p>	
2.2	<p>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 Planning Policy team</p>	
	<p>No</p>	
3	<p>Size, scale and “local nature” of proposed Local Green Space</p>	
3.1	<p>Area of proposed site</p>	
	<p>3 hectares?</p>	

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>	
	No – in comparison to the large KGV and Hesters Way Park, this space is very local and cosy in feel and 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>	
	Yes. The former Monkscroft School playing field the site has a long history in Hesters Way, contributing to the character of the area: Monkscroft school was built as a part of the estate development in the 1950s and therefore has been a green space within the community since its inception, by design. Therefore socially and physically this space has always been an integral part of the local area since it was created.	
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 (Accessible Natural Greenspace Standard)</i>	
	Yes, the site lies within a short walk of 200 flats on Princess Elizabeth Way and houses in the St Marks estate. Access to Hesters Way Park is restricted by the very busy Princess Elizabeth Way KGV is used for formal sports by pitch hire; is large and open and not terribly personal or local in feel. There is a need for a space in this area that local people can feel comfortable in. Also the location of this site would allow access to a green space for the largely elderly nearby residents, who would not easily make the journey to the large and sporting KGV. One resident described how the space used to be used by residents when it was open with the school, of which they have been deprived of upon its closure.	
5	Evidence to show that “the green space is in reasonably close proximity to the community it serves” <i>Please indicate what evidence you have provided against each point.</i>	
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>	
	(See 1.1) The site is at the heart of the local community of St Marks and Hesters Way affording access from 2 areas offering social	

	interaction across communities. More specifically, this space serves 'The poets' area with an estimated population of 500-600 people, all within a 2 minute walk of the site.	
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>	
	The site is not accessible at all as it is closed off to the public however if this were lifted, there would be no barriers of access.	
6	Evidence to show that the green area is “demonstrably special to a local community” <i>Please indicate what evidence you have provided against each point.</i>	
6.1	Evidence of support from Parish or Town Council <i>e.g. letter of support; Council minutes</i>	
	No parish council	
6.2	Evidence of support from other local community groups or individuals. <i>e.g. letters of support; petitions; surveys etc.</i>	
	<p>Door knocking interviews with residents were conducted over two days in January. <i>I've lived here 20 years and love seeing the kids playing on the green. I signed a petition before the care home was built.</i></p> <ul style="list-style-type: none"> • <i>It would be great to use the space for family picnics and games.</i> • <i>It would be much appreciated as a playing field for local people.</i> • <i>Please protect as a green space, perhaps for allotments or for the elderly.</i> • <i>Please protect it as a green oasis.</i> • <i>I like looking out of my window and looking at grass.</i> • <i>Why not open it up for the kids to play on.</i> • <i>It could be used as a place where locals can get together for bbq's, rounders etc. (as used to happen). I would like to gain access to it and help clear it up to make a usable space, including a kids playing area.</i> <p>The residents also referred to a consultation which GCC conducted when the care home was built but we do not have access to this data.</p> <p><i>GRCC has had sight of these comments, verified with resident signatures</i></p>	
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>	
	Councillors were canvassed for their opinions.	
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>	
	Monkscroft Care Home <i>“Having recently arrived here we would be keen to support community usage of the green space and some of our residents have expressed an interest in walking and spending time there”</i>	
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 criteria relevant to this site ?	
	YES – relative beauty compared to the surrounding built up estates	
7.2	Describe why the community feels that the site has a particular local significance for its beauty.	
	The site has beautiful trees, and has potential for great landscaping.	
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 is visible from Shakespeare and Shelley Roads and is overlooked by the care home.	
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>	
	No	
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?	
	No	
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>	
	No	
8	Evidence to show that the green area “holds a particular local significance for example because of its <u>historic significance</u>” (if applicable)	

	Please indicate what evidence you have provided against each point.	
8.1	Is this criteria relevant to this site ?	
	<p>Yes The original school was built as a part of the estate development in the 1950s and therefore has been a green space within the community since its inception, by design. Therefore socially and physically this space has always been an integral part of the local area'</p> <p>A History of Hesters Way Vol 1 discusses Monkscroft Junior School:</p> <p>“MONKSCROFT JUNIOR SCHOOL</p> <p>The first primary school to be built on the estate was Monkscroft Junior School which opened in 1954 under the headship of Miss P.N. Chandler. The school on Shelley Road is set in a landscaped area and gives a pleasant background for the pupils to work in. Over the years it has been extended and recently changed its logo but is proud of its traditions.</p>	
8.2	<p>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></p>	
	N/A	
8.3	<p>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></p>	
	N/A	
8.4	<p>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></p>	
	<p>Yes – as the site was the formerly the grounds of Monkscroft School which was established to serve the community created by the poets development. The development spreading westward in Cheltenham is part of the post war development of the town.</p>	
8.5	<p>Did any important historic events take place on the site?</p>	
	No	
8.6	<p>Do any historic rituals take place on the site? <i>e.g. well-dressing; maypole dancing etc.</i></p>	
	No	
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 criteria relevant to this site ?	
	YES	
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?</i> <i>Further information – Sport England</i>	
	As this is old school playing field, this site previously been used for sports and games and could support this is in the future easily.	
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.)</i> <i>Further information – Gloucestershire County Council</i>	
	The public does not currently have access to the site but are keen that it should remain as an open green space with local green space status and we would wish for this to also achieve local amenity status with public access.	
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 site is would be used for dog walking, games pitches general play, picnicking and summer bbqs, and could be the site of a children's play area, allotment or orchard	
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 criteria relevant to this site ?	
	YES - relatively	
10.2	Do you consider the site to be tranquil? <i>e.g. are there are any roads or busy areas close by?</i>	
	The site lies between two residential roads and behind local gardens and the new Monkscroft care home and is a peaceful haven within a busy residential area.	
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 criteria relevant to this site ?	
	No, but the biodiversity study by Middlemarch Environment did not include the site in its submissions.	
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 - Natural England; Gloucestershire Centre for Environmental Records</i>	
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 - Natural England; Gloucestershire Centre for Environmental Records; National Biodiversity Network; RSPB</i>	
11.4	What other wildlife of interest has been found on the site? <i>Further information - Natural England; Gloucestershire Centre for Environmental Records; National Biodiversity Network;</i>	
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>	
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 criteria relevant to this site ?	
	Yes	
12.2	Are there any other reasons why the site has a particular local significance for the local community?	
	It is significant because it has been closed off and made unavailable to those who live in the area and would wish to use it. The lack of accessibility has made the site even more significant to residents by virtue of their exclusion from a recreational green space within the residential area. Upon the closure of the site, access to green space in the area has been reduced. Additionally, if opened up it would provide a through route from on foot and by bike from south St Marks and West Cheltenham, to the Coronation Square shopping centre and local facilities eg library and potentially linking up western Cheltenham to KGV and then on into town.	