



CHECKLIST AND CRITERIA FOR LOCAL GREEN SPACE DESIGNATION

1	General Information	Tick if relevant evidence provided
1.1	<p>Name and address of site</p> <p><i>Some sites have several names and all known names should be given</i></p>	
	<p>Blacksmith's Lane Allotment Gardens</p>	
1.2	<p>Site location plan</p> <p><i>The plan can be at any scale, but must show the location and boundaries of the site.</i></p> <p><i>Please indicate the scale.</i></p>	
	 <p>Allotment Gardens – 246 metres X 184 metres</p>	
1.3	<p>Organisation or individual proposing site for designation</p> <p><i>This will normally be a Town or Parish Council or a recognised community group</i></p>	

	Prestbury Parish Council	
1.4	<p>Ownership of site if known</p> <p><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></p>	
	Prestbury Parish Council	
1.5	<p>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)</p>	
	Yes (letter of support from Parish Council Appendix 1)	
1.6	Photographs of site	
		
1.7	<p>Community served by the potential Local Green Space</p> <p><i>i.e. does the site serve the whole village/town or a particular geographic area or group of people?</i></p>	
	Tenancy of an allotment garden is open to all residents of Prestbury, and the surrounding area.	

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 Planning Applications team	
	No	
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 Planning Policy team	
	No	
3	Size, scale and “local nature” of proposed Local Green Space	
3.1	Area of proposed site	
	246 metres x 184 metres	
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 allotment gardens are on a large plot of land as shown on the attached photograph. With the exception of St Mary’s School playing fields there are no other open spaces in the vicinity.	
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>	

	<p>The allotment gardens are an integral part of the Parish, and have been so for the past 50 years. The allotment gardens are not a prominent feature hidden as they are on three sides by residential properties. And as such provide a welcome open space.</p>	
4	Need for Local Green Space	
4.1	<p>Is there a need for a local green space in this location?</p> <p><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></p> <p><i>Further information – Natural England (Accessible Natural Greenspace Standard)</i></p>	
	<p>Allotment gardens were often located close to the residents they served. Over time Prestbury has expanded, but many of the tenants live within walking distance of the site. The parish council letter (Appendix 1) confirms that there are 140 plots. All are in use and there are 18 people on the waiting list.</p> <p>It is the only allotment garden available to the residents within the Parish.</p>	
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	<p>How far is the site from the community it serves?</p> <p>Is the site within 2km of the local community?</p> <p><i>Possible evidence – a map to show that distance</i></p>	
	<p>The attached map shows the relationship of the allotment gardens to the community. The site is bordered on 3 sides by residential properties and is within walking distance for many. The parish council letter (Appendix 1) shows how it is easily accessible from Blacksmith’s Lane by car, so convenient for drop off of tools /pick up of produce.</p>	
5.2	<p>Are there any barriers to the local community accessing the site from their homes?</p> <p><i>e.g. railway line; main road</i></p> <p><i>Possible evidence – a map to show any potential barriers and how those can be overcome.</i></p>	

	There are no barriers to access. All residents can access the allotment gardens from two entrances off Blacksmith's Lane.	
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>	
	Parish Council letter of support –Appendix 1 The Parish Council owns the Allotment Gardens and undertakes all associated maintenance. The revenue from the tenants covers the cost of maintenance and utilities.	
6.2	Evidence of support from other local community groups or individuals. <i>e.g. letters of support; petitions; surveys etc.</i>	
	The Allotment Gardens are well supported by local residents, all plots are currently occupied and there is a waiting list.	
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>	
	Letter of support from Councillor John Payne- Appendix 2 As the Cheltenham Borough Councillor for Prestbury Councillor John Payne fully supports the Parish Council in the provision of the Allotments Gardens, and sits on the Allotments Committee, playing an active role in managing the site. The letter references how many tenants have worked their allotments for over 40 years, some taking over plots from their fathers. The tenants support a local Produce Show which will this year be open to residents of Prestbury.	
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>	
	<p>Representative of the allotments group on the Prestbury Parish Council Allotments committee's letter of support – Appendix 3. This includes reference to how important the allotment is to local people and gives full support for the application as a resident of Prestbury and an allotment holder.</p> <p>Letters from other allotment tenants could be made available, if required.</p>	
7	<p>Evidence to show that the green area “holds a particular local significance, for example because of its <u>beauty</u>,” (if applicable)</p> <p><i>Please indicate what evidence you have provided against each point.</i></p>	
7.1	Is this criteria relevant to this site ?	
	YES	
7.2	Describe why the community feels that the site has a particular local significance for its beauty.	
	The site in itself has no particular significance for its beauty, but it does enhance the setting of Prestbury, and provides an open space.	
7.3	<p>Site visibility</p> <p><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></p>	
	The site is screened on all sides by a watercourse and hedging to the south, and by the boundaries of residences on the other three sides.	
7.4	<p>Is the site covered by any landscape or similar designations?</p> <p><i>e.g. Area of Outstanding Natural Beauty; Conservation Area; Special Landscape Area</i></p> <p><i>Further information – Cheltenham Borough Council; Natural England;</i></p>	

	No	
7.5	<p>Is the site (or the type of site) specifically mentioned in any relevant landscape character assessments or similar documents?</p> <p><i>e.g. Cotswolds AONB landscape character assessment. Further information – Cheltenham Borough Council; Natural England; Cotswolds Conservation Board</i></p>	
	No	
7.6	Does the site contribute to the setting of a historic building or other special feature?	
	No	
7.7	<p>Is the site highlighted in literature or art?</p> <p><i>e.g. is the site mentioned in a well-known poem or shown in a famous painting?</i></p>	
	No	
8	<p>Evidence to show that the green area “holds a particular local significance for example because of its <u>historic significance</u>” (if applicable)</p> <p><i>Please indicate what evidence you have provided against each point.</i></p>	
8.1	Is this criteria relevant to this site ?	
	NO	
8.2	<p>Are there any historic buildings or remains on the site?</p> <p><i>e.g. listed buildings; scheduled ancient monuments ; registered parks and gardens; war memorials; other historic remains or structures.</i></p>	

	<p>Further information – Cheltenham Borough Council; English Heritage; Gloucestershire Historic Environment Record; Gloucestershire Archives; local history society;</p>	
	No	
8.3	<p>Are there any important historic landscape features on the site?</p> <p><i>e.g. old hedgerows; ancient trees; historic ponds or historic garden features</i></p> <p>Further information – Cheltenham Borough Council; English Heritage; Gloucestershire Historic Environment Record; local history society</p>	
	No	
8.4	<p>Did the site play an important role in the historic development of the village or town?</p> <p><i>e.g. the old site of the town railway station; the old garden for the manor house etc.</i></p>	
	No	
8.5	Did any important historic events take place on the site?	
	No	
8.6	<p>Do any historic rituals take place on the site?</p> <p><i>e.g. well-dressing; maypole dancing etc.</i></p>	
	No	
9	<p>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)</p> <p><i>Please indicate what evidence you have provided against each point.</i></p>	
9.1	Is this criteria relevant to this site ?	
	YES	
9.2	<p>Is the site used for playing sport?</p> <p><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></p> <p>Further information – Sport England</p>	
	No	

9.3	<p>Are the public able to physically access the site?</p> <p><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></p> <p><i>Further information – Gloucestershire County Council</i></p>	
	<p>As previously stated the site is readily accessible, with no restrictions.</p>	
9.4	<p>Is the site used by the local community for informal recreation? And since when?</p> <p><i>e.g. dog walking; sledging; ball games etc</i></p>	
	<p>Allotment gardening can be regarded as a recreational activity, the occupancy of the site suggests that it is an activity enjoyed on the site by over 120 tenants.</p> <p>There is some dog walking on the site, but this is not encouraged for health and safety reasons.</p> <p>The South West Counties Allotments Association stresses that ‘having an allotment is a great way of getting your hands on valuable gardening space and is also a great opportunity to meet fellow allotment holders. Allotments have a new role to play in the way we live our lives today, not only do they provide us with a place to grow fruit and vegetables they are a place to escape to away from the hassles of everyday life. Nothing beats the satisfaction of growing something from seed, to put food on your table and being able to say "I grew that"’</p> <p>“The allotments are rented by a wide range of people; young families, community groups and retired people; the plots not only provide fruit and vegetables but also social contact, a means of keeping fit and tranquillity from the everyday stress and strain of modern living” Parish Council letter Appendix 1</p> <p>“Allotment gardening provides healthy outdoor exercise linked with the enjoyment and benefits of growing your own vegetables” Councillor John Payne letter Appendix 2</p> <p>“I see on a daily basis the enjoyment allotment gardening brings not only to the tenants, but to their families and increasingly the number of children becoming involved.” Letter from allotment holder Appendix 3</p>	
10	<p>Evidence to show that the green area “holds a particular local significance, for example because of its <u>tranquillity</u>” (if applicable)</p>	

	<i>Please indicate what evidence you have provided against each point.</i>	
10.1	Is this criteria relevant to this site ?	
	Yes	
10.2	Do you consider the site to be tranquil? <i>e.g. are there are any roads or busy areas close by?</i>	
	Allotment gardening is a slow contemplative process which does lend an air of tranquillity to the site. The parish council letter (Appendix 1) also references the tranquillity of the site.	
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 ?	
	Yes.	
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>	
	No	
11.3	Are any important habitats or species found on the site?	

	<p><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></p> <p><i>Further information - Natural England; Gloucestershire Centre for Environmental Records; National Biodiversity Network; RSPB</i></p>	
	<p>As many tenants will testify there is an abundance of wildlife, mice, rats, hedgehogs, foxes and badgers.</p>	
11.4	<p>What other wildlife of interest has been found on the site?</p> <p><i>Further information - Natural England; Gloucestershire Centre for Environmental Records; National Biodiversity Network;</i></p>	
	<p>None</p>	
11.5	<p>Is the site part of a long term study of wildlife by members of the local community?</p> <p><i>e.g. long-term monitoring of breeding birds.</i></p>	
	<p>No</p>	
12	<p>Evidence to show that the green area “holds a particular local significance, for <u>any other reason</u>”; (if applicable)</p> <p><i>Please indicate what evidence you have provided against each point.</i></p>	
12.1	<p>Is this criteria relevant to this site ?</p>	
	<p>NO</p>	
12.2	<p>Are there any other reasons why the site has a particular local significance for the local community?</p>	
	<p>It is the only allotment garden available to the residents within the Parish.</p>	

Prestbury Parish Council

Clerk: Chris Franklin

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The Pavilion

E-Mail: prestburyparish@btconnect.com

New Barn Close

Prestbury

Cheltenham GL52 3LP

Your ref:

Our ref:

Mrs Elin Tattersall

GRCC

15 College Green

Gloucester

GL1 2LZ

20TH January 2015

Dear Elin Tattersall

As you are aware the Prestbury Parish Council is applying to have the Blacksmiths Lane Allotments, Prestbury, granted protected status from development under the Cheltenham Borough Council Local Plan.

The allotments are owned by the Parish Council and there are one hundred and forty plots which are all used, there is currently a waiting list of eighteen people. The allotments are rented by a wide range of people; young families, community groups and retired people; the plots not only provide fruit and vegetables but also social contact, a means of keeping fit and tranquillity from the everyday stress and strain of modern living.

The allotments are easy accessible from Blacksmith's Lane and vehicles can be parked in special areas so tools and produce can be dropped off and collected.

It is important that this area is protected so that local people can produce fresh crops which they would not be able to do without this facility.

Yours sincerely

Chris Franklin

Prestbury Parish Clerk

Appendix 2

Councillor John Payne

Cheltenham Borough Council

Municipal Offices

Promenade

Cheltenham

GL50 1PP

Tel: 07736771915

Email: cllr.john.payne@cheltenham.gov.uk

Date: 23rd January 2015

Mrs. Elin Tattersall

GRCC

15 College Green

Gloucester

GL1 2LZ

Dear Elin,

Prestbury Parish Council – Local Green Space Applications.

In my capacity as Ward Councillor for Prestbury I am writing in support of the three applications presented by the Council for:

Prestbury Parish Council Playing Fields
Blacksmiths Lane Allotment Gardens
Alan J Robson memorial Field.

Blacksmith's Lane Allotment Gardens.

To many parishioners the allotment gardens have been central to their lives. Many tenants have worked the same plot for over forty years, some taking the plots over from their fathers.

There are approximately 130 plots, number change as plots are split to create small plots. The Parish Council manages the Allotments through an Allotment Committee comprising 3 councilors and two representatives from the tenants.

Allotment gardening provides healthy outdoor exercise linked with the enjoyment and benefits of growing your own vegetables.

The popularity of the allotments can be judged by the continued demand, and a long waiting list from parishioners.

The tenants support a local Produce Show, which this year will be open to residents of Prestbury.

The Allotments gardens are close to the centre of the village and are surrounded on three sides by residential properties, but the gardens themselves provide a tranquil of peaceful environment, enhanced by the views of the Cotswold Escarpment.

Allotments by their very nature attract wildlife, and the Blacksmith's Lane Allotment gardens are no exception, foxes, badgers, mice and rats, together with a wide variety of bird life are common sights.

I fully support their continued use as Allotment Gardens.

Yours sincerely

Cllr. John Payne

Cheltenham Borough Councillor for Prestbury.

Appendix 1

Wording from letter from allotment holder – name supplied

Dear Parish Clerk

Local Green Space- Blacksmith's Lane Allotment Gardens

It has been brought to my attention that the Parish Council has applied to have the Allotment Gardens protected from development under the evolving Cheltenham Borough Council Local Plan, and have been asked if I will support this application.

As a resident of Prestbury and an allotment tenant I fully support the application by the Parish Council.

As a tenant I fully appreciate the benefits of allotment gardening, which at times is hard work, but the setting of the Blacksmith's Lane Allotment Gardens provides a pleasant and tranquil setting; an escape from the ever increasing lives we appear to lead, with the added bonus of providing my family with fresh home grown fruit and vegetables.

As the Allotments tenants' representative on the Parish Council's Allotment Committee I see on a daily basis the enjoyment allotment gardening brings not only to the tenants, but their families and increasingly the number of children that are becoming involved.

The loss of the Allotments Gardens would be a devastating blow to hundreds of people in the village, where allotments have been a part of their lives for as long as people can remember.

Yours sincerely

(Name supplied)