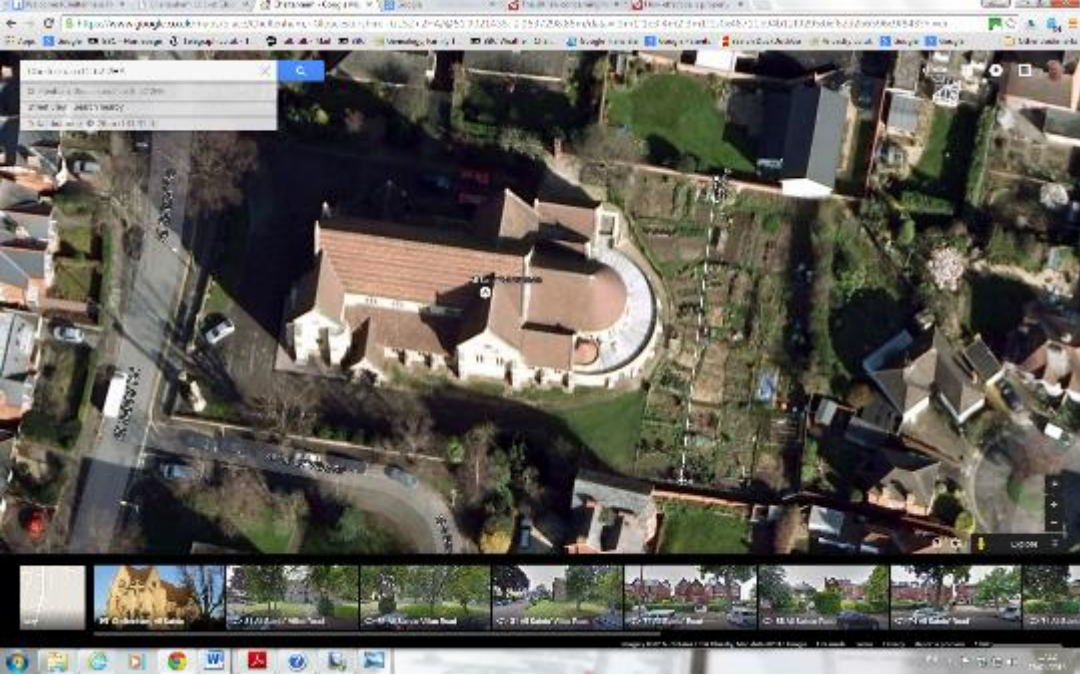




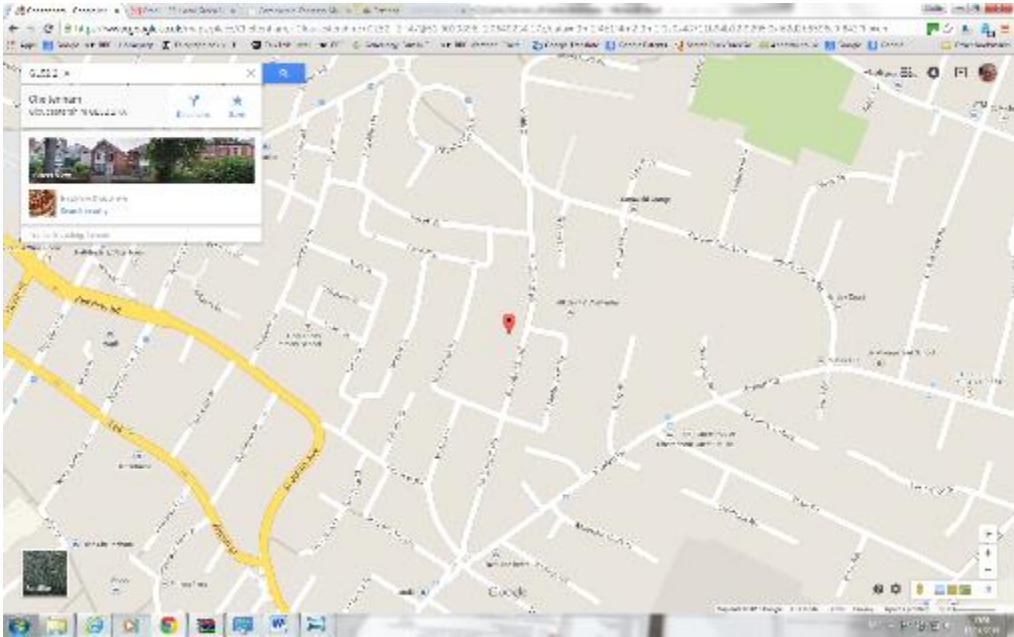
Local Green Space Toolkit Application

Site 27

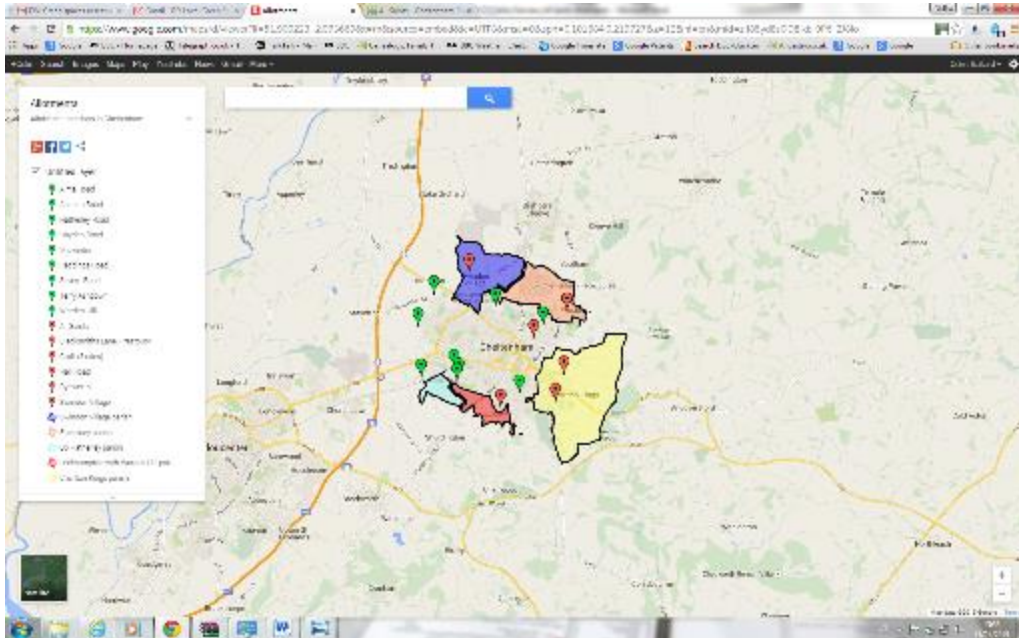
All Saints allotments and church grounds

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>	X
	All Saints' Allotments, All Saints' Church, All Saints Road, Cheltenham, GL52 2HA	
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>	X
	<p>Small allotment site adjacent to the church plus a similar size Church Yard encircling the rear of the church.</p> 	
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>	X
	Fairview Community Association (FCA)	
1.4	Ownership of site if known	X

	Information on land ownership can be obtained from the Land Registry . Some land parcels are not registered however local people may know the owner.	
	North Cheltenham Team Ministry Office, St Nicolas' Church, Swindon Lane, Cheltenham, GL50 4PA	
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)	X
	Yes, initial information communicated on 13 January 2015	
1.6	Photographs of site	X
	 	
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>	X
	Sixteen individual allotment holders; predominantly from the Fairview area.	
2	Planning History	X
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	X
	None since records back to 1972	
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	X
	No	
3	Size, scale and “local nature” of proposed Local Green Space	X
3.1	Area of proposed site	X
	0.2 Hectares (approx.)	
3.2	Is the site an “extensive tract of land”?	X

	<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	
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>	X
	Yes. The church is a landmark feature in Fairview and a local social hub in that it offers a space for local residents with similar interests to come together within their neighbourhood	
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. Further information – Natural England (Accessible Natural Greenspace Standard)</i>	X
	Yes, Fairview has, reportedly, the lowest proportion of green space of any area in Cheltenham. 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 17 th December 2014 as attached) This is the only area of allotments in Fairview. Demand is clearly indicated by the waiting list of 10 for allocation of an allotment.	
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>	X
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>	X
	A centrally-situated site in Fairview situated within easy walking distance from any part of the area: 	


Allotments in Cheltenham:



The 16 allotment holders predominantly comprise local, Fairview residents.

5.2	<p>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></p>	X
	<p>Adjacent to public pathways but direct access only by allotment holders.</p>	
6	<p>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></p>	X
6.1	<p>Evidence of support from Parish or Town Council <i>e.g. letter of support; Council minutes</i></p>	X
	<p>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.</p>	
6.2	<p>Evidence of support from other local community groups or individuals. <i>e.g. letters of support; petitions; surveys etc.</i></p>	X
	<p>Initial assessment matrix reviewed and appended to Steve Jordan (CBC) e-mail 17th December 2014 as attached Discussions started with North Cheltenham Team Ministry Office, 13 January 2015. Their next step is for this to be presented and reviewed at the next Parochial Church Council meeting – feasibly 15 January 2015.</p>	
6.3	<p>Evidence of support from community leaders <i>e.g. letters of support from Ward Members; County Councillors; MP etc.</i></p>	X

	<i>Further information on these contact details – Cheltenham Borough Council, Gloucestershire County Council, House of Commons</i>	
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>	
	Input from existing 16 tenants not obtained.	
7	Evidence to show that the green area “holds a particular local significance, for example because of its <u>beauty</u>,” (if applicable) <i>Please indicate what evidence you have provided against each point.</i>	X
7.1	Is this criterion relevant to this site?	X
	NO This site is a public amenity for working allotment holders and use by the All Saints’ Playgroup children.	
7.2	Describe why the community feels that the site has a particular local significance for its beauty.	
	N/A	
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>	X
	Yes, limited general visibility but adjacent to public pathways.	
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>	X
	Not to our knowledge	
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>	X
	Not to our knowledge	
7.6	Does the site contribute to the setting of a historic building or other special feature?	X
	Not to our knowledge	
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>	X
	Not to our knowledge	
8	Evidence to show that the green area “holds a particular local significance for example because of its <u>historic significance</u>” (if applicable)	X

	Please indicate what evidence you have provided against each point.	
8.1	Is this criterion relevant to this site?	X
	Yes	
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>	X
	Adjacent to, and within the same site as, All Saint's Church but not inherently historically-significant. 	
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>	X
	Yes. The churchyard has some large specimen trees which enhance the setting of the church. The rear of the churchyard backs onto allotment gardens. They contrast with the formality of the church architecture; however the allotment gardens do provide a green spacious setting for the church even if somewhat utilitarian. A number of small hedgerows are also present within the grounds which act as a soft boundary treatment. (Fairview And All Saints' Character Appraisal & Management Plan – July 2008) http://www.cheltenham.gov.uk/downloads/file/3173/16-fairview_and_all_saints	
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>	X

	Not to our knowledge. The allotments are not consecrated ground. They are not statutory allotments.	
8.5	Did any important historic events take place on the site?	X
	To be confirmed.	
8.6	Do any historic rituals take place on the site? <i>e.g. well-dressing; maypole dancing etc.</i>	X
	Regular church services are held in All Saint's Church	
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>	X
9.1	Is this criterion relevant to this site?	X
	YES Allotment activities include growing your own fruit and vegetables. The various recreational, physical, health and social benefits of renting an allotment include: <ul style="list-style-type: none"> • put fresh, tasty produce on your plate • teach children about growing food • enjoy being out in the fresh air • get fit doing some digging • reduce food miles • grow organically <p>The adjacent churchyard green space is used by All Saints' Playgroup for children's' activities and recreation.</p>	
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>	X
	Physical exercise only in working to grow fruit and vegetables. The adjacent churchyard green space is used by All Saints' Playgroup for children's' activities and recreation.	
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>	X
	Adjacent to public pathways and accessible through the church grounds.	
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>	X
	Not by the general public. Direct access only by allotment holders.	
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>	X
10.1	Is this criterion relevant to this site?	X

	YES Very small allotment site adjacent to the church.	
10.2	Do you consider the site to be tranquil? <i>e.g. are there any roads or busy areas close by?</i>	X
	A sheltered, tranquil area hidden behind the church and isolated from noise and activity the encircling main thoroughfares: All Saints and Hewlett Roads plus Pittville Circus Road.	
10.3	Is the site within a recognised tranquil area? <i>e.g. within the Campaign to Protect Rural England's tranquillity maps</i>	X
	Not to our knowledge.	
11	Evidence to show that the green area “holds a particular local significance, for example because of the richness of its wildlife”; (if applicable) Please indicate what evidence you have provided against each point.	X
11.1	Is this criterion relevant to this site?	X
	YES By very nature of their function, allotments encourage a broader, richer biodiversity than adjacent, sterile, high-density, residential, urban areas typified by the many, local terraced houses. A variety of plant life encourages an equal variety of wildlife and plants can even be selected for their enhancement of, for example, pollinating species. The All Saints' Playgroup additionally erects and maintains bird feeders.	
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>	X
	Not to our knowledge	
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>	X
	Not to our knowledge	
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>	X
	To be confirmed	
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>	X
	Not to our knowledge; though the All Saints' Playgroup erect and maintain bird feeders.	

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>	X
12.1	Is this criterion relevant to this site?	X
	YES	
12.2	Are there any other reasons why the site has a particular local significance for the local community?	X
	This is the only area of allotments in Fairview. Its significance is reflected by the current, full utilisation and waiting list for any future, vacant plots. Safe, exterior space for recreational use by All Saints’ Playgroup.	