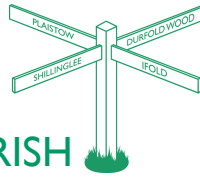


LOCAL GREEN SPACE ASSESSMENT	PLAISTOW LGS ID: LGSP1
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Assessment against NPPF tests

Paragraph 76	consistent with the local planning of sustainable development	✓
Paragraph 77	close proximity to the community it serves	✓
	demonstrably special to a local community and holds a particular local significance, because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife	✓
	local in character and is not an extensive tract of land	✓
Paragraph 78	consistent with policy for Green Belts	

1. Date of Assessment:	28 August 2016
2. Address / location:	Plaistow Recreation Ground (the lower green) including a childrens' playground.
3. Gross area (hectare):	Approximately 0.8 ha
4. Current use: agricultural/open space/allotments/scrubland/buildings	Plaistow recreation ground (lower Green) with timber-clad pavilion, bowling nets and childrens' playground. It adjoins the Upper Green (owned by the National Trust) and with that land is collectively known as 'The Green'. Located within a designated Conservation Area.
5. Ownership:	Plaistow & Ifold Parish Council
6. Site description:	Part of The Green located at the heart of Plaistow village.
7. Existing and potential means of access:	Access is from the public highways of Loxwood Road and Common House Road (linking Loxwood Road to another public highway, The Street)
8. Is the site Previously Developed Land (pdl)? Y/N	No
9. Development History:	<ul style="list-style-type: none"> • Childrens' Playground constructed (date unknown) • Provision of posts to support netting to protect property - Keepers Cottage. Ref. No: 94/00510/FUL Application Withdrawn • Erection of ground shelter and store. Ref. No: 95/01969/FUL [now referred to as The Pavilion] • Reduce declining apical growth back to sound wood, remove deadwood over 50mm in diameter. Shorten the hazard beam at 7m heading south-west by 3m to suitable growth points. Shorten any previously pruned limbs that are failing or exhibiting signs of decline to source or to suitable unions and lateral prune to source 1 no. limb which emanates from approximately 5m heading north-east on 1 no. Oak tree (quoted as T1, TPO nos. T7 subject to PS/70/00769/TPO). Ref. No: 15/01804/TPA • Notification of intention to fell 1 no. Ash tree (T1). Ref. No: 12/03665/TCA • To fell one small Ash tree and one very small Oak tree. Ref. No: 99/02163/TCA • One Oak tree - remove deadwood to vigorous growth, maintain crown balance. Ref. No: 95/00206/TCA



YOUR NEIGHBOURHOOD PLAN

PLAISTOW AND IFOLD PARISH

10. Contamination (Env Health layers):	It is noted in planning application 95/01969/FUL that the pavilion is sited “ <i>within 100m of a former petrol filling station which may have resulted in past ground contamination from fuel spills. However, given the distance from the site and the type of building proposed (ie. without significant foundations), it is thought unlikely ground contamination should significantly affect the site.</i> ”
11. Environmental Designation:	None Known
12. Flood Risk	None
13. Any Tree Protection Order(s) (TPO)?	Yes. Common House Road boundary. Reference: 70/00769/TPO - Species: Oak - T7
14. Surrounding land uses:	The Lower Green adjoins the Upper Green (owned by the National Trust) and is adjacent to residential houses on the North boundary (Melbourne Place, Brackenhurst and On The Green) is surrounded by the public highways, The Street and Common House Road.
15. Overall Conclusion: This land was gifted to the Parish Council by George Price Webley Hope KCB KCMG Admiral RN (Retired) of Common House, Plaistow in 1951. <i>The property is held upon Trust for the purposes of physical and mental training and recreation and social moral and intellectual development through the medium of athletic games, sports and pastimes or otherwise as may be found expedient for the benefit of the inhabitants of the village of Plaistow and its immediate vicinity without distinction of sex or of political religious or other opinions.</i> This area is used for village and Parish events and is the site of the former Plaistow Cricket Club (established c1946 and run on a volunteer basis). A lottery grant from Sport England enabled the construction of a new pavilion and purchase of ground maintenance equipment. The cricket club disbanded in about 2012 and the pavilion continues to be maintained by the Parish Council, who permit its use for village events, such as fetes. More recently, in 2016 it was used for the Queen’s 90 th Birthday celebration. An enclosed, childrens’ playground was constructed (date unknown) on this land adjacent to Common House Road and is also maintained by the Parish Council.	