



## LOCAL GREEN SPACE ASSESSMENT

PLAISTOW LGS ID: LGSP7

### 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 recreational value (including as a playing field)	✓
	local in character and is not an extensive tract of land	✓
Paragraph 78	consistent with policy for Green Belts	

1. Date of Assessment:	07 September 2016
2. Address / location:	Multi-Use Games Area, Winterton Hall, Loxwood Road, Plaistow
3. Gross area (hectare):	0.0666 ha
4. Current use: agricultural/ open space/ allotments/ scrubland/ buildings	A hard court, floodlit, recreational games area (five a side, netball, tennis, fitness bootcamp,...) available between 9am-8pm as part of Plaistow Youth club or for rent by Parish residents. It has often rented as a venue for childrens' birthday parties. The hard court surface is in particular demand by residents when wet weather makes the green too muddy to use.
5. Ownership:	Owned by William Luttmann-Johnson. Maintenance is undertaken by the Trustees of Plaistow Youth Club, Winterton Hall and bookings are taken through Plaistow Stores.
6. Site description:	There are no historic buildings or structures in the space.
7. Existing and potential means of access:	Access to the area is from Loxwood Road via a path alongside Winterton Hall, leading to a locked gate.
8. Is the site Previously Developed Land?	Former rough paddock, agricultural land.
9. Development History:	None Known
10. Contamination (Env Health layers):	None Known
11. Environmental Designation:	None Known
12. Flood Risk	None
13. Any Tree Protection Order(s) (TPO)?	There are no trees.
14. Surrounding land uses:	Adjoining this land is Cox's Pond, also proposed for designation, and Winterton Hall. Behind is agricultural land, kept mown and sometimes used for grazing horses. Opposite Winterton Hall is the village green of Plaistow.

### 15. Overall Conclusion:

An enclosed multi-use games area with a 3m high perimeter chain link fence, illuminated by 4 double lights on 5m high poles.

Plaistow Youth Club run from Winterton Hall, gained permission on 11 October 1994 for a play area, 1.2 metres to the rear of Winterton Hall. In 1995 the Club trustees were still at the stage of raising funds for the project. They eventually obtained a grant from the English Sports Council – Lottery Sports Fund.

The Parish Council at that time approved the application: *“Wish to offer their total support for this application by the Trustees of Plaistow Youth Club. The Youth Club is particularly well subscribed and a lot of hard work is put into the running of the club by local volunteers. The Parish Council are anxious to support in whatever way they can activities for the youth of the village; so many rural areas have no facilities at all.”*