



<b>LOCAL GREEN SPACE ASSESSMENT</b>	<b>PLAISTOW LGS ID: LGSP8</b>
1. Date of Assessment:	07 September 2016
2. Address / location:	Plaistow Pre-School, Winterton Hall, Loxwood Road, Plaistow.
3. Gross area (hectare):	0. ha ? to be determined
4. Current use: agricultural/open space/allotments/scrubland/buildings	An outdoor, fenced playground and garden for Plaistow Pre-School lying inside the Plaistow Conservation Area.
5. Ownership:	The land is privately owned by Mr. William Luttmann-Johnson and leased to Plaistow Preschool.
6. Site description:	Several open sheds and a wooden gazebo provide sheltered areas. A storage shed is sited in one corner of the garden. In addition to outdoor play equipment, there are areas in the playground for children to plant their own seeds and bulbs; and to take part in other developmental activities such as water and sand play. Mature trees and tall hedging form three boundaries of the site and one side is fenced (that adjoining Winterton Hall). Mainly laid to lawn (maintained mown), block paving has been laid on the outer edges of the playground.
7. Existing and potential means of access:	The playground is adjoined to Winterton Hall on the right side and accessible via a door from the hall. A locked side entrance, accessible from Loxwood Road, allows access for maintenance.
8. Is the site Previously Developed Land ? Y/N	No
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)?	None
14. Surrounding land uses:	Winterton Hall is on one side, with the local shop, Plaistow Stores, the other and opposite, separated by Loxwood Road (30MPH), is the village Green. Behind the playground is the multi-use games area.
15. Overall Conclusion:	Established in 1966, Plaistow Pre-School is a community-based, voluntary, non-profit making charity; operating from Winterton Hall and offering affordable care and education for 2 to 5 year olds. The site proposed for designation is an outdoor, fenced playground and garden for use by the Pre-School who lease the land. The Pre-School is owned and run by the parents/carers of the children attending, many of whom also form the Committee. The Pre-School values having the outdoor resource to make the most of learning outdoors. The Committee ensures the garden is maintained regularly and every Spring the children enjoy seeing the fruits of their gardening labour. The Pre-School is nearby to Plaistow and Kirdford Primary School. Many children who progress to the Primary School are collected from morning sessions for the afternoon in the Pre-School. This site is integral to young families in the community and meets the NPPF Social role of sustainable development.