



**LOCAL GREEN SPACES AUDIT FORM** Source: Cornwall Council Neighbourhood Planning Advice Note

**COMMUNITY:** PENZANCE - EASTERN GREEN

**Site Information**

Name of Site: **PONSANDANE FIELD**  
 Grid Ref: see map  
 Plan reference (include map of the area showing all candidate sites) **/E1**  
 Ownership of site (if known) Jelbert famiy  
 Is the owner aware of the potential designation and are they supportive? (Please note, objections from site owners will not necessarily prevent designation) Not known  
 Description of the site (use, condition, accessibility) open parkland, seasonal use as touring campsite. Accessible from public right of way on northern boundary (currently no public access)  
 Is the site covered by any statutory designations (e.g. SSSI, Public Rights of way etc) Tree Preservation Order; public rights of way adjacent to northern and eastern boundaries.  
 Community served by this site (does the site serve the whole settlement or a particular area or group of people?) Penzance town (events; contributes to the urban environment on approach to the town); Eastern Green community.

**Planning Context**

Is there currently a planning application for this site? No  
 Is this site allocated for development in the Local or Neighbourhood Plan? No  
 If the answer is yes to either of the above questions, could part of the overall space still be used as local green space? n/a

**Size and Character of the Area**

Area of proposed site (Local Green Spaces should not be 'extensive tracts of land', suggest under 20 ha as a guideline)  
 Is the site 'local in character'? (Does the site feel like it is part of the local area? How does it connect physically/ visually/ socially?) Visually connected to the approach to the town and the adjacent A 30. Visually connected to adjacent footpaths and Eastern Green community; physically connected to adjacent roads.

**Need for Local Green Space**

Is there a need for green space of this type at this location? (Evidence for this may include questionnaire responses, allotment waiting list etc depending on the type of green space) yes, Cornwall Council's Open Space Strategy for Larger Towns identified a lower than typical level of natural space in Penzance/Newlyn. Eastern Green community response to NDP consultation, importance of green space to residential area constrained by roads, commercial and retail development.  
 How far is the green space from the community that it serves? (Local Green Spaces should be in close proximity, suggest within 2km as a guideline) edge of urban area; adjacent to Eastern Green.  
 Are there any barriers to the community accessing the site from their homes? Not currently accessible other than for events and camping use.

**Evidence to show that the Green Space is 'demonstrably special' to the local community**

Evidence of Support from the Town or Parish Council (evidence of support may include Council minutes or a letter/email)  
 Evidence of support from other local community groups, community leaders (councillors, MP etc) and other groups (wildlife trust, CPRE etc) (evidence of support as above) Eastern Green residents. Neighbourhood Plan questionnaire  
 Does the green space hold 'a particular local significance' for reasons of:  
 Beauty yes, open parkland and numerous trees.  
 Historic Parkland setting of Ponsandane House  
 Recreational value yes, as environment / enjoyment of adjacent right of way and as seasonal camping site/events space.  
 Tranquility  
 Richness of Wildlife Significant trees and green space, part of Ponsandane stream biodiversity corridor  
 Other (please state):  
 What evidence is there to support this local significance? Tree Preservation Order recognises value of trees

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**COMMUNITY:**

**PENZANCE - EASTERN GREEN**

**Site Information**

Name of Site: **AREA BETWEEN A30 AND RAILWAY**  
 Grid Ref: see map  
 Plan reference (include map of the area showing all candidate sites) **/E2**  
 Ownership of site (if known) Cornwall Council  
 Is the owner aware of the potential designation and are they supportive?  
 (Please note, objections from site owners will not necessarily prevent designation) existing amenity space  
 Description of the site (use, condition, accessibility) open green space alongside A30 including pedestrian route to footbridge and Coast Path (South West Way) and beach. Accessible from residential areas via controlled pedestrian crossings.  
 Is the site covered by any statutory designations (e.g. SSSI, Public Rights of way etc) No  
 Community served by this site (does the site serve the whole settlement or a particular area or group of people?) Penzance town and Eastern Green community

**Planning Context**

Is there currently a planning application for this site? No  
 Is this site allocated for development in the Local or Neighbourhood Plan? No  
 If the answer is yes to either of the above questions, could part of the overall space still be used as local green space? n/a

**Size and Character of the Area**

Area of proposed site (Local Green Spaces should not be 'extensive tracts of land', suggest under 20 ha as a guideline) Visually connected to the A30 approach to the town; physically and socially connected to use of the beach and Coast Path;  
 Is the site 'local in character'? (Does the site feel like it is part of the local area? How does it connect physically/ visually/ socially?) Visually connected to the approach to the town; physically and socially connected to Eastern Green community.

**Need for Local Green Space**

Is there a need for green space of this type at this location? (Evidence for this may include questionnaire responses, allotment waiting list etc depending on the type of green space) yes, Cornwall Council's Open Space Strategy for Larger Towns identified a lower than typical level of natural space in Penzance/Newlyn. Eastern Green community response to NDP consultation, importance of green space to residential area constrained by roads, commercial and retail development.  
 How far is the green space from the community that it serves?  
 (Local Green Spaces should be in close proximity, suggest within 2km as a guideline) edge of urban area; adjacent to Eastern Green.  
 Are there any barriers to the community accessing the site from their homes? no, apart from need to cross the A.30

**Evidence to show that the Green Space is 'demonstrably special' to the local community**

Evidence of Support from the Town or Parish Council (evidence of support may include Council minutes or a letter/email)  
 Evidence of support from other local community groups, community leaders (councillors, MP etc) and other groups (wildlife trust, CPRE etc) (evidence of support as above) Questionnaire responses from Eastern Green residents and wider Parish  
 Does the green space hold 'a particular local significance' for reasons of:  
 Beauty  
 Historic  
 Recreational value informal green space and environment of pedestrian route  
 Tranquility  
 Richness of Wildlife  
 Other (please state): Valued contribution to the local environment which is otherwise dominated by roads and traffic.  
 What evidence is there to support this local significance?

**LOCAL GREEN SPACES AUDIT FORM** Source: Cornwall Council Neighbourhood Planning Advice Note

**COMMUNITY:**

**PENZANCE - EASTERN GREEN**

**Site Information**

Name of Site:

**GREEN SPACES, JELBERT WAY**

Grid Ref

see map

Plan reference (include map of the area showing all candidate sites)

**/E3**

Ownership of site (if known)

different ownerships related to adjacent properties.

Is the owner aware of the potential designation and are they supportive?  
(Please note, objections from site owners will not necessarily prevent designation)

not known

Description of the site (use, condition, accessibility)

Maintained green spaces alongside Jelbert Way, originally part of layout of commercial and holiday development .

Is the site covered by any statutory designations (e.g. SSSI, Public Rights of way etc)

No

Community served by this site (does the site serve the whole settlement or a particular area or group of people?)

Eastern Green community

**Planning Context**

Is there currently a planning application for this site?

No

Is this site allocated for development in the Local or Neighbourhood Plan?

No

If the answer is yes to either of the above questions, could part of the overall space still be used as local green space?

n/a

**Size and Character of the Area**

Area of proposed site (Local Green Spaces should not be 'extensive tracts of land', suggest under 20 ha as a guideline)

Is the site 'local in character'? (Does the site feel like it is part of the local area? How does it connect physically/ visually/ socially?)

Within the developed area, visual contribution to local environment.

**Need for Local Green Space**

Is there a need for green space of this type at this location? (Evidence for this may include questionnaire responses, allotment waiting list etc depending on the type of green space)

yes, Eastern Green community response to NDP consultation, importance of green space to residential area constrained by roads, commercial and retail development.

How far is the green space from the community that it serves?  
(Local Green Spaces should be in close proximity, suggest within 2km as a guideline)

within Eastern Green.

Are there any barriers to the community accessing the site from their homes?

no

**Evidence to show that the Green Space is 'demonstrably special' to the local community**

Evidence of Support from the Town or Parish Council (evidence of support may include Council minutes or a letter/email)

Evidence of support from other local community groups, community leaders (councillors, MP etc) and other groups (wildlife trust, CPRE etc) (evidence of support as above)

Eastern Green residents. Meeting arranged by local MP to discuss potential for re instatement of similar spaces eroded by parking and access arrangements.

Does the green space hold 'a particular local significance' for reasons of:

Beauty

Historic

Recreational value

Tranquility

Richness of Wildlife

informal amenity space

Other (please state):

Contribution to the local environment which is otherwise dominated by roads and traffic.

What evidence is there to support this local significance?

**LOCAL GREEN SPACES AUDIT FORM** Source: Cornwall Council Neighbourhood Planning Advice Note

**COMMUNITY:** PENZANCE - EASTERN GREEN

**Site Information**

Name of Site: CHILDREN'S PLAY SPACE, FOXES FIELD  
 Grid Ref: see map  
 Plan reference (include map of the area showing all candidate sites) /E4  
 Ownership of site (if known) Live West  
 Is the owner aware of the potential designation and are they supportive? (Please note, objections from site owners will not necessarily prevent designation) existing play space. Shown on Cornwall Council's Town Framework Open Space map.  
 Description of the site (use, condition, accessibility) Small local play area  
 Is the site covered by any statutory designations (e.g. SSSI, Public Rights of way etc) No  
 Community served by this site (does the site serve the whole settlement or a particular area or group of people?) Foxes Field residents

**Planning Context**

Is there currently a planning application for this site? No  
 Is this site allocated for development in the Local or Neighbourhood Plan? No  
 If the answer is yes to either of the above questions, could part of the overall space still be used as local green space? n/a

**Size and Character of the Area**

Area of proposed site (Local Green Spaces should not be 'extensive tracts of land', suggest under 20 ha as a guideline)  
 Is the site 'local in character'? (Does the site feel like it is part of the local area? How does it connect physically/visually/socially?) Within the developed area, central to housing area.

**Need for Local Green Space**

Is there a need for green space of this type at this location? (Evidence for this may include questionnaire responses, allotment waiting list etc depending on the type of green space) need for play space in relatively high density residential area.  
 How far is the green space from the community that it serves? (Local Green Spaces should be in close proximity, suggest within 2km as a guideline) central to Foxes Field..  
 Are there any barriers to the community accessing the site from their homes? no

**Evidence to show that the Green Space is 'demonstrably special' to the local community**

Evidence of Support from the Town or Parish Council (evidence of support may include Council minutes or a letter/email)  
 Evidence of support from other local community groups, community leaders (councillors, MP etc) and other groups (wildlife trust, CPRE etc) (evidence of support as above)  
 Does the green space hold 'a particular local significance' for reasons of:  
 Beauty  
 Historic  
 Recreational value yes, play space  
 Tranquility  
 Richness of Wildlife  
 Other (please state):  
 What evidence is there to support this local significance?

**LOCAL GREEN SPACES AUDIT FORM** Source: Cornwall Council Neighbourhood Planning Advice Note

**COMMUNITY:**

**PENZANCE - EASTERN GREEN**

**Site Information**

Name of Site:

**GREEN SPACES FRESHBROOK CLOSE**

Grid Ref

see map

Plan reference (include map of the area showing all candidate sites)

**/E5**

Ownership of site (if known)

Live West

Is the owner aware of the potential designation and are they supportive?  
(Please note, objections from site owners will not necessarily prevent designation)

Shown on Cornwall Council's Town Framework Open Space map

Description of the site (use, condition, accessibility)

open amenity spaces within housing area

Is the site covered by any statutory designations (e.g. SSSI, Public Rights of way etc)

No

Community served by this site (does the site serve the whole settlement or a particular area or group of people?)

Primarily Freshbrook Close residents

**Planning Context**

Is there currently a planning application for this site?

No

Is this site allocated for development in the Local or Neighbourhood Plan?

No

If the answer is yes to either of the above questions, could part of the overall space still be used as local green space?

n/a

**Size and Character of the Area**

Area of proposed site (Local Green Spaces should not be 'extensive tracts of land', suggest under 20 ha as a guideline)

Is the site 'local in character'? (Does the site feel like it is part of the local area? How does it connect physically/visually/socially?)

Within the developed area, central to housing area and connected physically, visually and socially..

**Need for Local Green Space**

Is there a need for green space of this type at this location? (Evidence for this may include questionnaire responses, allotment waiting list etc depending on the type of green space)

need for green space in relatively high density residential area.

How far is the green space from the community that it serves?

(Local Green Spaces should be in close proximity, suggest within 2km as a guideline)

Within Freshbrook Close .

Are there any barriers to the community accessing the site from their homes?

no

**Evidence to show that the Green Space is 'demonstrably special' to the local community**

Evidence of Support from the Town or Parish Council (evidence of support may include Council minutes or a letter/email)

Evidence of support from other local community groups, community leaders (councillors, MP etc) and other groups (wildlife trust, CPRE etc) (evidence of support as above)

Does the green space hold 'a particular local significance' for reasons of:

Beauty

Historic

Recreational value

yes, amenity and community events space

Tranquility

Richness of Wildlife

Other (please state):

important as contribution to the local housing environment.

What evidence is there to support this local significance?

**LOCAL GREEN SPACES AUDIT FORM** Source: Cornwall Council Neighbourhood Planning Advice Note

**COMMUNITY:** PENZANCE - EASTERN GREEN

**Site Information**

Name of Site:	<b>Cornwall Coast Path, Eastern Green</b>
Grid Ref	see map
Plan reference (include map of the area showing all candidate sites)	<b>/E6</b>
Ownership of site (if known)	not known
Is the owner aware of the potential designation and are they supportive? (Please note, objections from site owners will not necessarily prevent designation)	Existing use as long distance footpath. Shown as natural/semi natural green space on Cornwall Council's Town Framework Open Space map.
Description of the site (use, condition, accessibility)	narrow coastal strip alongside route of coastal footpath, largely dominated by rock armour sea
Is the site covered by any statutory designations (e.g. SSSI, Public Rights of way etc)	Cornwall Coast Path (part of South West Way)
Community served by this site (does the site serve the whole settlement or a particular area or group of people?)	The whole area and wider community

**Planning Context**

Is there currently a planning application for this site?	No
Is this site allocated for development in the Local or Neighbourhood Plan?	No
If the answer is yes to either of the above questions, could part of the overall space still be used as local green space?	n/a

**Size and Character of the Area**

Area of proposed site (Local Green Spaces should not be 'extensive tracts of land', suggest under 20 ha as a guideline)

Is the site 'local in character'? (Does the site feel like it is part of the local area? How does it connect physically/visually/socially?)	The site is connected physically to the town as well as to Eastern Green, Gulval and the wider area.
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**Need for Local Green Space**

Is there a need for green space of this type at this location? (Evidence for this may include questionnaire responses, allotment waiting list etc depending on the type of green space)	Cornwall Council's Open Space Strategy for Larger Towns identified a lower than typical level of natural space in Penzance/Newlyn.
How far is the green space from the community that it serves? (Local Green Spaces should be in close proximity, suggest within 2km as a guideline)	edge of urban area; close to Eastern Green.
Are there any barriers to the community accessing the site from their homes?	No

**Evidence to show that the Green Space is 'demonstrably special' to the local community**

Evidence of Support from the Town or Parish Council (evidence of support may include Council minutes or a letter/email)	Support for upgrading of coastal footpath and cycleway
Evidence of support from other local community groups, community leaders (councillors, MP etc) and other groups (wildlife trust, CPRE etc) (evidence of support as above)	Support for upgrading of coastal footpath and cycleway
Does the green space hold 'a particular local significance' for reasons of:	
Beauty	part of coastal natural landscape
Historic	
Recreational value	Walking and cycle route
Tranquility	
Richness of Wildlife	
Other (please state):	
What evidence is there to support this local significance?	Responses to NDP questionnaire support protection of green spaces.

**Site not designated as LGS;Coast path included as strategic green route.**

**LOCAL GREEN SPACES AUDIT FORM** Source: Cornwall Council Neighbourhood Planning Advice Note

**COMMUNITY:** PENZANCE - EASTERN GREEN

**Site Information**

Name of Site: **Site adjacent to Posses Lane and Jelbert Way, Eastern Green**  
 Grid Ref:

Plan reference (include map of the area showing all candidate sites) **/E7**

Ownership of site (if known) not known

Is the owner aware of the potential designation and are they supportive?  
 (Please note, objections from site owners will not necessarily prevent designation)

Description of the site (use, condition, accessibility) scrub land, mix of trees and undergrowth

Is the site covered by any statutory designations (e.g. SSSI, Public Rights of way etc) No

Community served by this site (does the site serve the whole settlement or a particular area or group of people?) Eastern Green

**Planning Context**

Is there currently a planning application for this site? No

Is this site allocated for development in the Local or Neighbourhood Plan? No

If the answer is yes to either of the above questions, could part of the overall space still be used as local green space? n/a

**Size and Character of the Area**

Area of proposed site (Local Green Spaces should not be 'extensive tracts of land', suggest under 20 ha as a guideline)

Is the site 'local in character'? (Does the site feel like it is part of the local area? How does it connect physically/ visually/ socially?) The site is a distinctive feature in the local landscape providing a green edge to the built development and partly screening nearby retail and the heliport from housing areas in Eastern Green.

**Need for Local Green Space**

Is there a need for green space of this type at this location? (Evidence for this may include questionnaire responses, allotment waiting list etc depending on the type of green space) Cornwall Council's Open Space Strategy for Larger Towns identified a lower than typical level of natural space in Penzance/Newlyn.

How far is the green space from the community that it serves?  
 (Local Green Spaces should be in close proximity, suggest within 2km as a guideline) immediately adjacent to Eastern Green community

Are there any barriers to the community accessing the site from their homes? No public access to the site

**Evidence to show that the Green Space is 'demonstrably special' to the local community**

Evidence of Support from the Town or Parish Council (evidence of support may include Council minutes or a letter/email)

Evidence of support from other local community groups, community leaders (councillors, MP etc) and other groups (wildlife trust, CPRE etc) (evidence of support as above) Importance identified by the Eastern Green community in their Community Vision statement

Does the green space hold 'a particular local significance' for reasons of:

Beauty  
 Historic

Recreational value Contributes to environment of Posses Lane (strategic green route and St Michael's Way)

Tranquility  
 Richness of Wildlife trees and other vegetation provides for wildlife and is connected to adjacent fields and hedgerows.

Other (please state):  
 What evidence is there to support this local significance? Responses to NDP questionnaire support protection of green spaces.

**Site not designated as LGS; included as Green Buffer because of its importance as a barrier between the residential community and commercial development including lighting.**