

## APPENDIX 4 - ASSESSMENT AND PHOTOS OF LOCAL GREEN SPACES & OPEN & RECREATION SPACES

The Assessments take account of paragraphs 98 – 103 of the National Planning Policy Framework.


The headings A, B & C confirm as regards the local Green Spaces that a) the space is in reasonably close proximity to the community it serves; b) is demonstrably special to a local community and holds a particular local significance for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife and is c) local in character and not an extensive tract.

The Open and Recreation Spaces comply with paragraph 98 of the Framework.


None of the Spaces have planning consent for change of use from their current use. All are local in character and not extensive tracts and their area in hectares is recorded under c) for each.


No	Name	Assessment	Photo
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## **LOCAL GREEN SPACES**

		<b>A</b>	<b>B</b>	<b>C</b>	
1	Playground east of Parsons Way	Surrounded by housing on all sides.	Playground plus surrounding green space (part of wider green area). Attractive trees.	Area: 0.0656 h Ref: 952	

2	Land off Lethbridge Road	Surrounded by housing and adjoining rugby field.	Playground plus surrounding green space (part of wider green area). Attractive trees.	Area: 0.081 h Ref: 929	
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3	Disused railway line north of Portway	No public access.	HER entry 12963. Cheddar Valley to Yatton railway (Yatton - Wells). Significant and of historical interest. Mature, established trees. Wildlife haven. Underused - potential for pedestrian and/or cycle link.	Area:	
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4	Wells Cemetery	Surrounded by housing and provides the only cemetery within the Plan area.	HER entry 18753. Of great significance. Historic and architectural mortuary. Chapel buildings. Lodge wall and gates. Tree belt. Views out. Wildlife haven. Tranquil area used regularly by visitors. Valuable for its biodiversity.	Area: 5.6 h	
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5	Balch/Coronation Road	Surrounded by housing.	Grassy central square serving houses on all sides with several attractive mature trees.	Area: 0.28 h Ref: 586
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6	Allotments to west of Barnes Close	Surrounded by housing	One of the only 4 allotment sites in Wells. Meets an unmet need from local community. Valuable for biodiversity.	Area:	
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7	Reakes Close	Surrounded by housing	Grassy central square serving houses on three sides with several attractive mature trees.	Area: 0.08 h Ref: 493	
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8	Allotments north of Fire Station	Surrounded by housing on two sides.	One of only 4 allotment sites in Wells. Meets an unmet need from local community.	Area:	
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9	Bignal Rand Park	Surrounded by housing and close to St Cuthberts Primary School.	Park with open grassy area. Used for games, dog walking, picnics, community events, surrounded by attractive mature trees. Separate fenced well-equipped play area for children with seating areas.	Area: 0.67 h Refs: 669;1674 & 497.	





10	Jocelyn Drive / Glastonbury Road corner (OALS 12)	Adjacent to housing.	Beautiful grassy area with mature trees and the fast flowing Keward Brook. Provides screening for residents from a busy road and supports a number of protected wildlife species, e.g. otters, kingfishers, greater horseshoe bats and bullhead (fish). Marked site of executions in the time of the Bloody Assizes. Valuable for historic interest, biodiversity and beauty.	Area: 0.21 h Ref: 2360	 A photograph showing a grassy area with a large tree in the foreground. The ground is covered with fallen leaves. In the background, a stream flows through a wooded area with trees showing autumn foliage. A house is visible in the distance.
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11	Cathedral Walk Play Area	Adjacent to housing and Morrisons Supermarket.	Playground next to Barratt housing development, to east of Morrisons Supermarket. Grassy playground including climbing frame with slide, basketball court, sit and ride bouncy play bikes, seating area and clear paved paths.	Area: 0.28 h	
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12	Recreation Ground	Surrounded by housing.	Tranquil green area with mature trees and large open field surrounded by trees. Bandstand (hosting public concerts), Wells Bowls Club, public toilets and the Bishop's Barn: a 15th century tithe barn that is a designated Grade I listed building and scheduled ancient monument. Well-equipped and maintained children's play area and some outdoor gym equipment. Paved paths provide access to South Street, Silver Street and the Palace moat.	Area: 2.2 h	
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13	Approach to Bishop's Palace	Surrounded by the Market Place, the Bishop's Palace and recreational areas such as Moat Walk and the Recreation Ground.	Green area with mature trees with views of and access to the Bishops Palace and its moat, via paved paths. Used by Palace swans. Valuable for its contribution to biodiversity and recreational value.	Area: 0.19 h	
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14	Cathedral Green	Surrounded by housing and local attractions such as the Cathedral, the Museum, Wells Cathedral School, offices and eating places.	Flat, open, green area crisscrossed by paved pathways, with benches around perimeter. Outstanding views of the cathedral and surrounding historic buildings including the Old Deanery. Hugely popular meeting place for local families, dog walkers, coffee drinkers and tourists.	Area: 0.91 h	


15	St Cuthbert's Churchyard	Surrounded by housing.	Green space with mature trees surrounding St Cuthberts which dates from the 13th century. Several monuments/graves and views onto two historic almshouse developments. Accessible paths used as pedestrian cut through. Areas left unmown to benefit local wildlife and biodiversity.	Area: 0.57 h	





16	Tor Street Gardens	Surrounded by housing.	Beautifully maintained green space and garden area with a large variety of plants and mature trees providing a home for wildlife (e.g. bats; multiple bird species). Several benches provide sheltered seating options. View of the cathedral. Gardens used regularly for social events by the local community.	Area: 1.1 h Ref:219	
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17	Bishops Palace allotments	Not open to the public but viewed from the Bishop's Palace garden which is open to the public.	One of the only 4 allotment sites in Wells. Meets an unmet need from local community. Valuable for biodiversity and close views of the Cathedral	Area: 0.37 h	

18	Tor Furlong playground	Housing on east side and public access on Tor Furlong on west side.	Play area with goal posts, playground and seating. Adjacent to popular walking and cycling route Tor Furlong which is bordered by National Trust owned ancient woodland. Views of Cathedral and St Thomas Church.	Area: 0.49h Ref: 227	
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19	Tor Hill Meadow	Housing on east side and public access on Tor Furlong on west side.	An area of meadowland and trees newly planted to increase biodiversity and mitigate the effects of carbon loss and climate change. The meadowland is used by dogwalkers, hikers and is important as a natural parkland close to the residential urban environment.	Area: 2.3 h Ref: 1094	
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20	Tor Hill Verges	Housing on east side and public access via Tor Furlong.	Recreational footpath for walkers and cyclists, important for health and welfare. The verges along footpath offer areas for increasing wildlife opportunities and increasing biodiversity and are subject of a forthcoming pilot project between Sustainable Wells and Mendip District Council. This project is aimed at engaging the local community in developing it to enhance the biological biodiversity.	Area:	
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21	Churchill Close	Surrounded by housing.	Secluded grassy areas behind Churchill Close north side and Churchill Road East, with paved pedestrian access through. Safe play space for children with no roads adjacent.	Area: 0.1 h Refs: 1228 & 1229	
22	Sealey Crescent	Surrounded by housing.	Pleasant grassy central square serving housing on three sides. Many mature trees housing wildlife. Bench with views of Cathedral and St Thomas Church.	Area: 0.2 h Ref: 538	




23	South of Hawkers Lane/Kidder Bank play area	Surrounded by housing	Land to the east of 24 below with associated open grassy area with mature trees.	Area: 1.03 h Refs: 625; 231; 217; 2107; 228; 2106; 2217 & 2218	

24	Kidder Bank	Surrounded by housing	Delightful secluded grassy area with mature trees. Bordered on west by woodland and brook providing haven for wildlife. Two equipped and separate children's play areas. Paved access from north to south with gates (safety) at each end.	Area: 0.14 h Refs: 232 & 218
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25	Mendip Hospital Cemetery	Surrounded by housing on 3 sides	Formerly used as a burial ground for residents of Wells Lunatic Asylum. Open to the public informally at all times and on open days. Tranquil area valuable for that and its contribution to biodiversity	Area: 1.17h Ref: 545	
26	South Walk	Close to housing on west and east sides and to the Market Place, the Bishop's Palace and the Recreation Ground.	Attractive grass bank between a paved path between Silver Street to the west and Tor Street to the east and Palace Fields to the south. The path and associated seating is regularly used and the grass bank flanked by trees and shrubs is valuable for its contribution to biodiversity.	Area: 0.31 h	

27	Keward Avenue Green Space	Surrounded by housing.	Small open space providing a break in otherwise dense housing.	Area: 0.7 h Ref: 238	
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## **OPEN AND RECREATION SPACES**




1	Land to the west of Leisure Centre	Surrounded by housing on all sides.	Important recreation space. Good pedestrian links (well worn paths). Well established hedgerows and trees. Well used (dog walkers, runners etc). Views out (north especially).	Area: 0.6 hectares MDC ref:	
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2	St Cuthberts School Playground	No public access.	Three playing fields, a conservation area with stream and ponds and two large areas of hard standing playground. Mature native trees planted to alleviate flooding problems. Farm, orchard and garden areas, adventure playground. Valuable for its biodiversity. See <a href="https://www.stcuthbertsjuniorswells.co.uk/history-and-photos">https://www.stcuthbertsjuniorswells.co.uk/history-and-photos</a>	Area: 0.86 h	
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3	Wells Sports Ground	Adjacent to housing	Valued and recreational playing fields used extensively for sporting and community events, plus dedicated tennis, netball courts and archery zone. Next to Wells FC stadium and facilities. Home of Wells Football Club, Wells Netball Club, Wells Tennis Club, Wells City Archers who all have clubhouses.	Area: 3.7 h Ref: 1012	
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4	St Joseph school playground	No public access but surrounded by housing.	Valuable for its views from Chamberlain Street to open countryside	Area: 0.33 h	
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5	Wells Cathedral School Cricket and Rugby Grounds	No public access.	Valuable for its contribution to biodiversity.	Area: 2.13 h	
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6	Tor Furlong Wells Cathedral School playing fields	No public access but viewed from adjacent public right of way at Tor Furlong	School playing fields, bordered by playground and grazing field. Adjacent to popular walking and cycling route Tor Furlong which is bordered by National Trust owned ancient woodland. Views of Cathedral.	Area: 1.65 h	
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7	Stoberry Park School Playground	No public access.	Valuable for its recreational use, contribution to biodiversity and views across to the Mendip Hills Area of Outstanding Natural Beauty.	Area: 1.07 h	
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8	Blue School Playing Fields	No public access.	School playing fields including tennis court. Bisected by West Mendip Way providing public access between Ash Lane/New Street. Valuable for its open aspect and biodiversity.	Area: 0.014	
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9	Blue School Playing Fields	No public access other than along West Mendip Way.	Large playing fields used by school for immediate access for outdoor and sporting activities. Bisected by West Mendip Way providing public access between Ash Lane/New Street via Lovers Walk. Adjacent to skate park. Views of St Cuthberts to the south.	Area: 6.57 h	
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