

## Landowner/leaseholder - Local Green Space Engagement – November 2015 Response Form

Your name / organisation:

Andrew Ross (Turley – agent on behalf of Taylor Wimpey UK Ltd)

Address and contact details (please include phone number & email address):

Turley, 10 Queen Square, Bristol, BS1 4NT  
[REDACTED]  
[REDACTED]

In order to be able to proceed with the protection of the green spaces that have been put forward for designation as Local Green Spaces we must have for each space:

- details of the ownership of the land (if at all possible)
- a map of the boundaries
- an explanation of how it meets the criteria for designation and
- specific justification for why it is demonstrably special to the local community

Therefore please first check the List of Nominated Local Green Spaces and maps which can be viewed at: [www.southglos.gov.uk/lgsd15](http://www.southglos.gov.uk/lgsd15) which identifies what information we have relating to the above.

**If you are the landowner and wish to support or object to any of the spaces being nominated, please use this form to tell us how the space does or does not meet the criteria, by completing the questions below.**

### PLEASE USE A SEPARATE FORM FOR EACH GREEN SPACE

**Name and code of nominated space:**

Please clearly reference the individual Local Green Space's code provided in both the List of nominated Local Green Spaces and the maps, available from [www.southglos.gov.uk/lgsd15](http://www.southglos.gov.uk/lgsd15)

LGSD050 Land at The Worthys (Bradley Stoke Parish)

#### A) Ownership of Local Green Space

Please indicate if you or your organisation are the landowner/leaseholder:

Land is owned by Taylor Wimpey UK Ltd

As the land owner / leaseholder, are you aware of the proposal to designate your land?

Taylor Wimpey UK Ltd  
c/o Taylor Wimpey Bristol  
600 Park Avenue  
Aztec West  
Almondsbury  
Bristol  
BS32 4SD

Are you in support of or objecting to the proposal to designate this land?

**Strongly Object to designation.**

If you are objecting to the proposal to designate your land, what are your reasons? (Please refer to criteria in sections C and D below in particular)

**See separate letter.**

**B) Map of proposed Local Green Space**

Please see List of Nominated Local Green Spaces and Mapped, nominated Local Green Spaces to check if this is required. [www.southglos.gov.uk/lgsd15](http://www.southglos.gov.uk/lgsd15)

**IF YOU ARE THE LANDOWNER PLEASE PROVIDE A MAP OF YOUR OWNERSHIP – see plan included with separate letter.**

This is particularly important if this differs from the area proposed for designation e.g. if you own only part of the proposed Local Green Space, see the mapped, nominated Local Green Spaces: [www.southglos.gov.uk/lgsd15](http://www.southglos.gov.uk/lgsd15)

**C) Does the space meet the national criteria for designation as a Local Green Space?**

Please provide a response to each of the following 5 criteria - where information has not already been provided or is incorrect in the List of nominated Local Green Spaces. (Table 1 of the Local Green Space Designation Updated Guidance Note (June 2015) [www.southglos.gov.uk/lgsd15](http://www.southglos.gov.uk/lgsd15) provides further details of the criteria and guidance on what sort of information you may wish to submit):

1. Is the proposed space subject to a planning permission for development? (See Criteria 1 in the guidance note)

No

2. Is the proposed space the subject of an allocation, or proposal to allocate, for development in the Local Plan? (See Criteria 2 in the guidance note)

No

3. Is the proposed space an extensive tract of land and is it local in character? (See Criteria 3 in the guidance note)

-

4. Is the space within close proximity to the community it serves? (See Criteria 4 in the guidance note)

-

5. Is the specific space demonstrably special to the local community? e.g. not a blanket designation (see Criteria 5 in the guidance note)

*No the land has no demonstrable special value - see separate letter.*

**D) Why is the space of particular local significance?**

Please use the following response box to provide specific evidence as to how at least one of the following criteria is relevant:

Please state which criterion, 6-11, are relevant to the nominated space. Table 2 of the Local Green Space Designation Updated Guidance Note (June 2015) [www.southglos.gov.uk/lgsd15](http://www.southglos.gov.uk/lgsd15) provides further details on the criteria and guidance on what sort of information you may wish to submit to justify how the space is of particular local significance and demonstrably special to the community that use it:

- 6. The proposed space is of particular local significance because of its beauty
- 7. The proposed space is of particular local significance because of its historic significance
- 8. The proposed space is of particular local significance because of its recreational value
- 9. The proposed space is of particular local significance because of its tranquillity
- 10. The proposed space is of particular local significance because of its richness of wildlife
- 11. The proposed space is of particular local significance because of another reason not covered by criteria 6-10.

If you are objecting to the nominated space, please provide details of how the space might not meet these criteria.

*The proposed space is not demonstrably of local significance because of any of these relevant factors - see separate letter.*

**Please return completed forms by close of business on 18<sup>th</sup> December 2015**

By e-mail: [PlanningLDF@southglos.gov.uk](mailto:PlanningLDF@southglos.gov.uk)

By post:

Strategic Planning Policy and Specialist Advice Team  
South Gloucestershire Council  
Environment and Community Services Department  
PO Box 299  
Civic Centre  
High Street  
Kingswood  
Bristol  
BS15 0DR

**Viewing documents**

The consultation documents can be viewed from: [www.southglos.gov.uk/lgsd15](http://www.southglos.gov.uk/lgsd15)

The consultation documents are also available to view online at:

- South Gloucestershire Libraries (please refer to [www.southglos.gov.uk/libraries](http://www.southglos.gov.uk/libraries) for locations and opening times); and
- The Council's One-Stop Shops, from 8.45am - 5pm Mondays to Wednesdays and 8.45am - 4.30pm Thursdays and Fridays, in the following locations:
  - Thornbury Library, St Mary Street, Thornbury, BS35 2AA
  - Yate, Kennedy Way, BS37 4DQ (access via West Walk)
  - Kingswood Civic Centre, High Street, Kingswood, BS15 9TR
  - Patchway Hub, Rodway Road, Patchway, BS34 5PE

### **Data protection**

The information collected as part this consultation will be used by the Council in accordance with the data protection principles in the Data Protection Act 1998. The purposes for collecting this data are: to assist in plan making; and to contact you, if necessary, regarding the planning consultation process. Some of the data may be made public as it will form part of the evidence base used to inform the creation of planning policy documents. The above purposes may require public disclosure of any data received on the response form, in accordance with the Freedom of Information Act 2000.

14<sup>th</sup> December 2015

Delivered by email and post

Strategic Planning Policy and Specialist Advice Team  
South Gloucestershire Council  
Environment and Community Services Department  
PO Box 299 - Civic Centre  
High Street  
Kingswood  
Bristol  
BS15 0DR

Dear Sirs

## LOCAL GREEN SPACE DESIGNATION: CONSULTATION – ADDITIONAL LANDOWNER CONSULTATION DECEMBER 2015

### LGSD050 – THE WORTHYS (BRADLEY STOKE)

We write in respect of the above consultation on behalf of **Taylor Wimpey Uk Ltd** ["Taylor Wimpey"] who own land at The Worthys, as shown on the plan extract provided below:



forward to enable confirmation of any designation. This is the conclusion also reached in the assessment schedule published as part of this further consultation.

## Site Context

The land comprises an area of undeveloped land to the West of Bradley Stoke Way which was not developed when housing at The Worthys was previously developed.

## Proposed Local Green Space

The only reason given within the Council's consultation documents, for the proposed designation of **LGSD050** are that the land provides 'amenity'. No other reasons or justification has been made to designate the land as Local Green Space. Overall there is nothing special or remarkable about this land and in the terms of the NPPF it has not been shown that this green area is demonstrably special to the local community, or that it holds particular local significance. The area is in effect extended highway verge and there is no basis on which a Local Green Space designation would be appropriate.

**Paragraph 77** of the **NPPF** states that Local Green Space designation should only be used:

where the green space is in reasonably close proximity to the community it serves;

where the green area 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

where the green area concerned is local in character and is not an extensive tract of land.

Building on this policy the Council's own guidance confirms that '*blanket designation of all/most green areas or open space within an area is not appropriate. The space must be demonstrably special by meeting at least one of the criterion 6-11 in Table 2*'. Each of these criteria is considered further under relevant headings below.

### ***Significance because of beauty***

The land has not been put forward for designation in respect of its beauty and this is reasonable since the land exhibits no particular beauty. The land is not part of any designated landscape or townscape, either national or local.

### ***Historic significance***

The site does not contain any listed buildings or other structures which are recognised because of their heritage value. Likewise the site falls outside of any Conservation Areas which have been designated. Urban development has occurred on surrounding land and the land has no overriding historic significance.

### ***Significance because of recreational value***

This land effectively functions as extended highway verge; public access is currently possible and therefore very limited informal recreation is provided for. The designation of this land as a Local Green Space would not bring about any greater recreation value.

### ***Significance because of tranquillity***

In respect of tranquillity the land is in close proximity to roads and other urban development. **Paragraph: 012 Reference ID: 30-012-20140306** of the national planning practice guidance identifies that "*for an area to be protected for its tranquillity it is likely to be relatively undisturbed by noise from human caused sources that undermine the intrinsic character of the area. Such areas are likely to be already valued for their tranquillity, including the ability to perceive and enjoy the natural soundscape, and are quite likely to*

be seen as special for other reasons including their landscape." No evidence has been provided to show that the land benefits from tranquillity such to confer particular local significance.

### ***Significance because of richness of wildlife***

Whilst the land would provide green space which contributes to local habitat opportunities, the land has low overall ecological value and no evidence has been advanced to show how the land is "*demonstrably special*" in this respect.

### ***Significance for other reasons***

It is suggested that the land is of value for local amenity but no evidence has been put forward to show that the site is demonstrably special and holds particular local significance. Although it is "a green space" it is very ordinary in character and Local Green Space designation is not justified.

In summary:

- The formal designation of this site as a Local Green Space is not justified or necessary as the site does not have any special significance by virtue of its beauty, historic significance, recreational value, tranquillity or wildlife value;
- NPPF **Paragraph 77** is clear in stating that designation should "*only be used*" when it can meet the three-part test demonstrated in the bullet points. There is no evidence to show that the land is demonstrably of local significance for the single reasons suggested in the Council's consultation.

We trust that the above is helpful to the Council and sets out clearly Taylor Wimpey's **strong objection** to the potential designation of this land as Local Green Space.

If additional specific details are required or you would like to discuss the potential of the land in more detail then please do not hesitate to contact us.

Yours sincerely



Andrew Ross  
**Associate Director**

