

From: [REDACTED]
Sent: 23 July 2015 16:51
To: Planning LDF
Subject: South Gloucestershire Policies Sites and Places Plan

Email only

Dear Sir / Madam

South Gloucestershire Policies Sites and Places Plan (PSP Plan)
Local Green Space Designation

Thank you for your email of the 18th June 2015 seeking informal views on the consultation on potential Local Green Spaces which will form part of the final Policies Sites and Places Plan.

This representation is submitted on behalf of NORFT Ltd which is the freeholder of Lyde Green Common.

It is noted that the western part of Lyde Green Common has been nominated as a Local Green Space with the reference LGSD180. Column 7 of the accompanying spreadsheet states that the site is not suitable for designation as a LGS. The reason for this conclusion is that the *'space is already allocated for another use in the Local Plan, therefore it is not appropriate to designate the space'*.

As the freeholder of the site, NORFT Ltd would concur with this assessment. Lyde Green Common forms part of the wider Emersons Green East Strategic mixed use development area where extensive master planning has taken place. As such, the site has a role in the Emersons Green development and its designation as a Local Green Space is neither necessary nor appropriate.

Please do not hesitate to contact me if you would like to discuss this representation in more detail.

Bob Sellwood
Sellwood Planning

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**Sellwood
Planning**

Please note : As Bob is currently not in the office, he has not had the chance to proofread this item.

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Local Green Space Consultation – June 2015 Response Form

Your name / organisation:

Emersons Green Town Council (EGTC) formerly known as Mangotsfield Rural Parish Council (MRPC)

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

[Redacted] Town Clerk

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 which identifies where further information on any of the above is still needed and then provide us with the additional information where necessary using this form:

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

LGSD180 Lyde Green Common

A) Ownership of Local Green Space

Please indicate if you or your organisation are the landowner:

Registered as Common Land

If you are not the landowner can you provide their name and contact details?

Unknown

Is the land owner aware of the proposal to designate their land?

Unknown

(If you are not the landowner please now continue to Section B)

If you are the landowner, are you in support of or objecting to the proposals to designate this land?

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

B) Map of proposed Local Green Space

PLEASE PROVIDE A MAP WHICH SHOWS THE BOUNDARIES OF THE PROPOSED LOCAL GREEN SPACE

If not previously provided. 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

IF YOU ARE THE LANDOWNER PLEASE PROVIDE A MAP OF YOUR OWNERSHIP

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

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 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 / Unknown

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)

Unknown / No Neighbourhood Plan exists

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

Yes

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

Yes

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

The land is open to all the community
The land is registered as Common Land

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 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.

Comments Submitted in August 2014

8. Nature walks. Adjacent land will be densely built upon within the next few years.

10. Common land for many years uncultivated.

The area will be a habitat for some species which are rarely found elsewhere within the parish.

Comments from Emersons Green Town Council - June 2015.

The Town Council understands that this land has been allocated within the Local Plan for recreational/sports use, however we do not believe that this conflicts with our desire to designate this registered Common Land as a Local Green Space. The land which surrounds the Common will soon be built upon with approximately 2500 homes and this will mean that the area will be densely populated, it is therefore very important to safeguard the Common since it will be the only green space of size left for recreation, within the Emersons Green East development. We ask that the land is reconsidered for designation. Prior to the start of the building work the Common was fenced with barbed wire, after the houses are built, we would like this fencing removed so that residents have free access to this open space.

The map is correct.

Please return completed forms by close of business on 30th July 2015:

By e-mail: 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

The consultation documents are also available to view online at:

- South Gloucestershire Libraries (please refer to 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 also 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.