

Landowner/leaseholder - Local Green Space Consultation – June 2015 Response Form

Your name / organisation:

Tony Doyle on behalf of [REDACTED]

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

LPC(Trull) Ltd
Trull
Tetbury
Glos
GL8 8SQ

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:

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

LGSD193 – Rodway Hill Common

A) Ownership of Local Green Space

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

Land owned by [REDACTED]

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

Yes

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

OBJECT

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)

THE LAND IS LOCATED ON THE WESTERN PERIMETER OF THE IDENTIFIED AREA AND PHYSICALLY SEPARATED FROM RODWAY HILL COMMON. IT IS SUBSTANTIALLY SCREENED BY EXISTING TREES AND VEGETATION AND THEREFORE DOES NOT MAKE A POSITIVE CONTRIBUTION TO THE IDENTIFIED GREEN SPACE. THE LAND IS SUBSTANTIALLY DEVELOPED WITH THREE RESIDENTIAL PROPERTIES AND PLANNING PERMISSION FOR A FURTHER DWELLING.

THE NPPF ADVISES THAT BY DESIGNATING LAND AS LOCAL GREEN SPACE LOCAL COMMUNITIES WILL BE ABLE TO RULE OUT NEW DEVELOPMENT OTHER THAN IN VERY SPECIAL CIRCUMSTANCES. IT FURTHER STATES THAT THE LOCAL GREEN SPACE WILL NOT BE APPROPRIATE FOR MOST GREEN AREAS OR OPEN SPACE. FURTHERMORE THE LOCAL POLICY FOR MANAGING DEVELOPMENT WITHIN A LOCAL GREEN SPACE SHOULD BE CONSISTENT WITH POLICY FOR GREEN BELTS. THE FUNDAMENTAL AIM OF GREEN BELT POLICY IS TO PREVENT URBAN SPRAWL BY KEEPING LAND PERMANENTLY OPEN. THE ESSENTIAL CHARACTERISTIC OF GREEN BELTS ARE THEIR OPENNESS AND THEIR PERMANENCE. MY CLIENTS LAND IS SUBSTANTIALLY DEVELOPED AND DOES NOT MAKE A POSITIVE CONTRIBUTION TO OPENNESS. FURTHERMORE APPLYING A RESTRICTIVE POLICY AS PROPOSED IN POLICY PSP4 OF THE DRAFT POLICIES, SITES AND PLACES PLAN WOULD HAVE NO POSITIVE BENEFITS AND WOULD UNREASONABLY RESTRICT THE INDIVIDUAL PROPERTY RIGHTS OF THE OCCUPIERS OF THE PROPERTIES.

DRAFT POLICY PSP4 SEEKS TO RESIST INAPPROPRIATE DEVELOPMENT EXCEPT IN VERY SPECIAL CIRCUMSTANCES, INCLUDING ALTERATIONS OR EXTENSIONS TO EXISTING BUILDINGS AND REPLACEMENT BUILDINGS. SUCH A RESTRICTIVE REGIME FOR THE EXISTING PROPERTIES WOULD BE UNREASONABLE AND PROVIDE NO PUBLIC BENEFIT IN THE CONTEXT OF SEEKING TO PROTECT LOCAL GREEN SPACES.

I ATTACH A MAP OF THE PROPOSED BOUNDARY OF THE PROPOSED LOCAL GREEN SPACE AND THE LAND THE SUBJECT OF THIS OBJECTION IS IDENTIFIED IN BLUE. THE LAND IS NOT EXTENSIVE AND IS DIFFERENT IN CHARACTER TO RODWAY HILL COMMON. THERE IS NO PUBLIC ACCESS TO THE LAND AND THIS PART OF THE LAND IS NOT OF ANY SPECIAL SIGNIFICANCE TO THE LOCAL COMMUNITY. THE SITE IS NOT READILY VISIBLE AND DOES NOT CONTRIBUTE TO THE RECOGNISED BEAUTY OF THE ADJACENT RODWAY COMMON, THE LAND IS

NOT OF ANY RECOGNISED HISTORIC SIGNIFICANCE, OR RECREATIONAL VALUE. THE SITE IS SUBSTANTIALLY DEVELOPED AND IS OF NO RECOGNISED WILDLIFE SIGNIFICANCE. THERE IS THEREFORE NO JUSTIFICATION FOR EXTENDING THE LOCAL GREEN SPACE DESIGNATION OVER MY CLIENTS LAND AND I TRUST THAT THE BOUNDARY WILL BE AMENDED ACCORDINGLY.

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)

YES. PLANNING PERMISSIONS PK12/0407/F AND PK13/1008/F

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)

NO

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)

NO

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.

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

PLEASE SEE ABOVE

Please return completed forms by close of business on 21st August 2015

If you are a Parish or Town Council landowner/leaseholder, please reply by the 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:

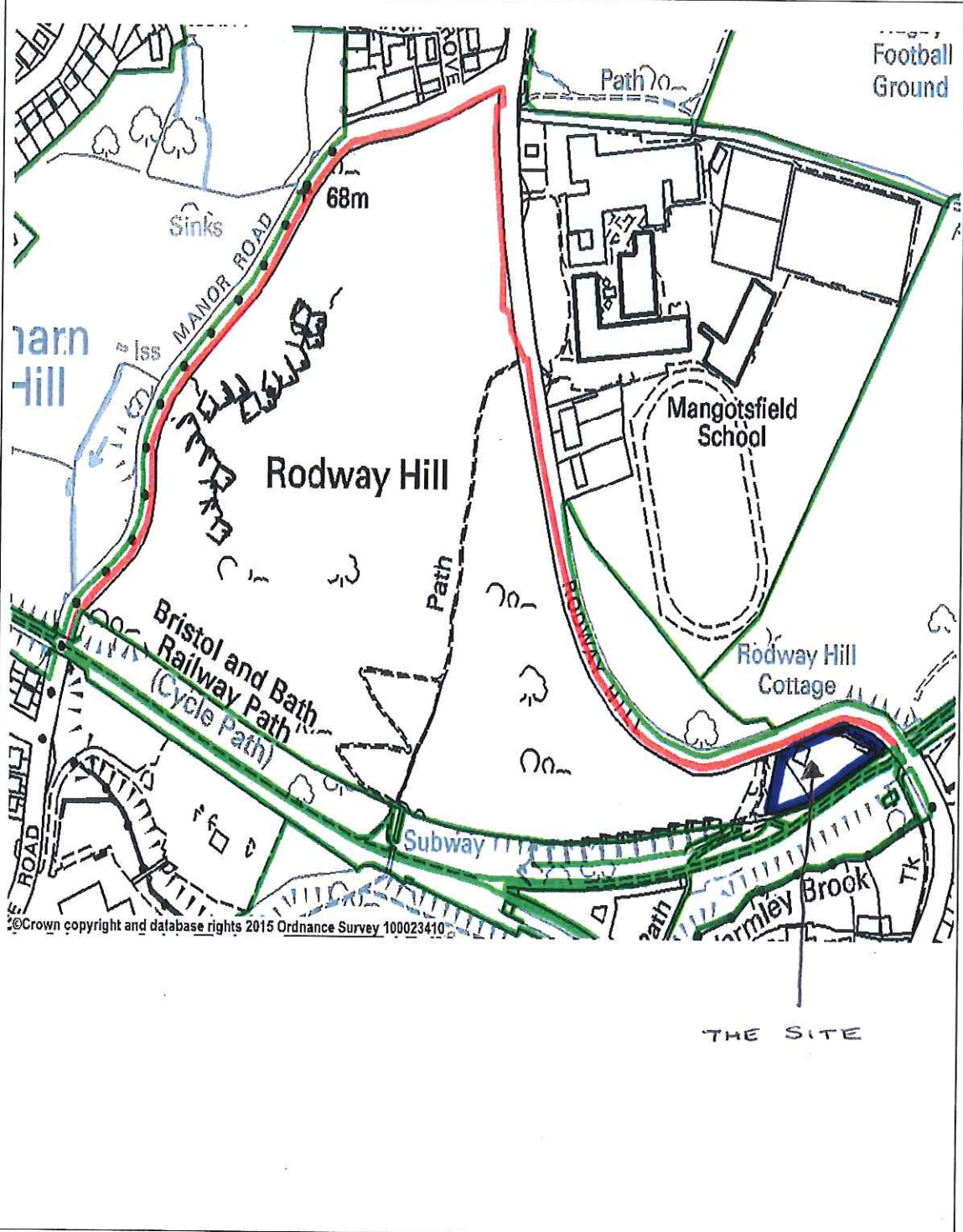
- South Gloucestershire Libraries (please refer to www.southglos.gov.uk/libraries for locations and opening times); and
- The Council's One-Stop Shops, from 8.45am - 5pm Mondays to Wednesdays and 8.45am - 4.30pm Thursdays and Fridays, in the following locations:
 - Thornbury Library, St Mary Street, 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

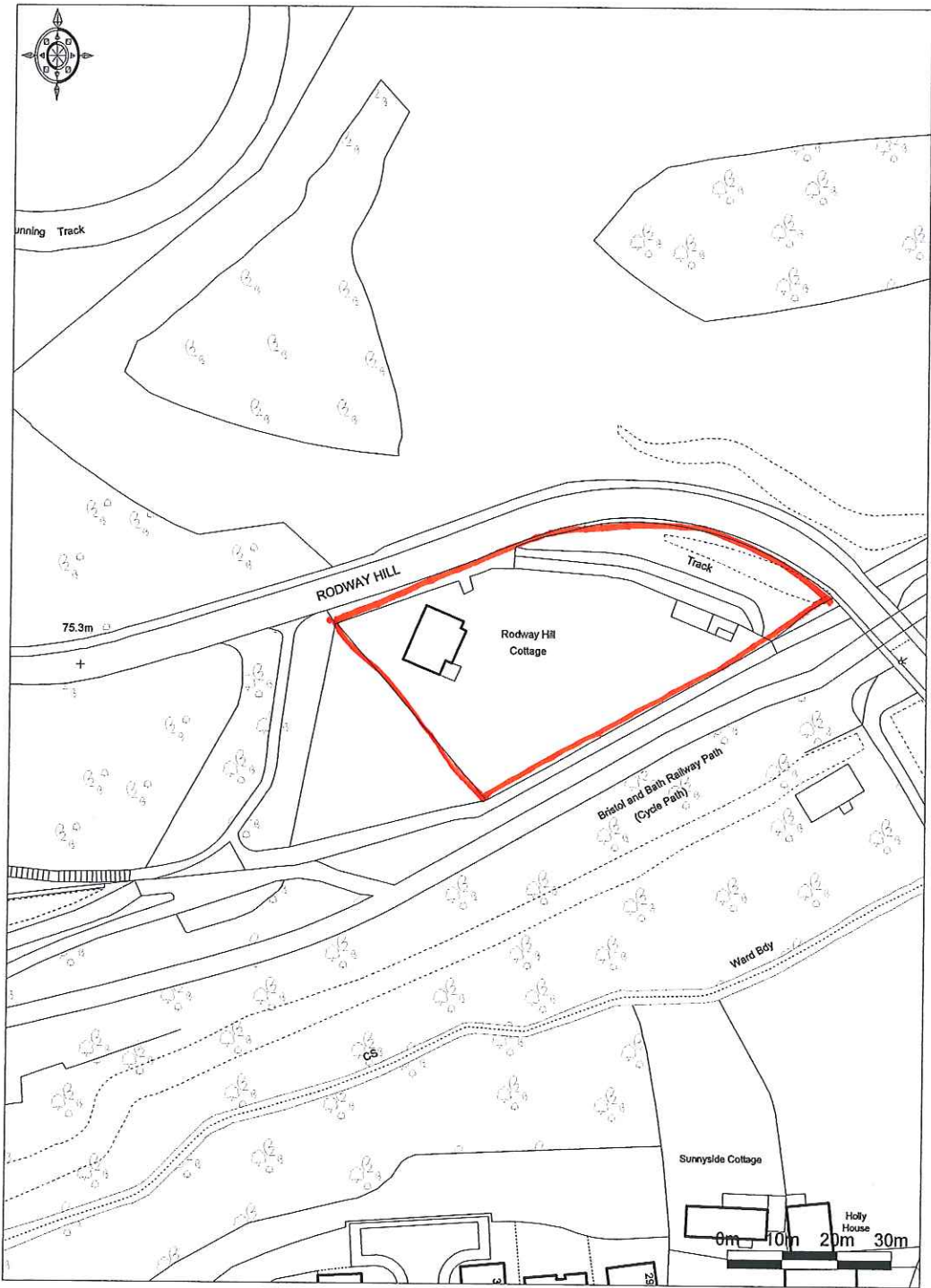
Data protection

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.

Emersons Green Parish

Green Space Code	Name of Nominated Space	Ward
LGSD193	Rodway Hill Common	Emersons Green Ward





 **Promap**[®]

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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
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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:

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Name and code of nominated space:

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LGSD193 Rodway Hill Common

A) Ownership of Local Green Space

Please indicate if you or your organisation are the landowner:

Owned by EGTC
Registered as Common Land

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

[REDACTED]

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

Yes

(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?

Support

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 supported and monitored by EGTC
The land is registered as Common Land | The land is maintained by EGTC

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:

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Comments Submitted in August 2014

6. 7.8. 9. & 10.

Conservation area, significant from Saxon times when there was a battle led by a Saxon general called 'Mane'.

Cycle route 8 passes through to the Bristol to Bath cycleway, regularly used by commuters and families.

Significant European pigeon liberation site.

Used for the whole community for various leisure activities including jogging, dog walking, kite flying, orienteering etc.

Often used by cubs & scout groups.

Unusual soils give rise to rare and significant grasses and flora (supported by an ecological study commissioned within the last 10 years).

Comments from Emersons Green Town Council - June 2015.

Subject to map alterations the Town Council recommends the proposed designation.

The map appears unclear, please confirm that the southern boundary runs along the embankment of the Bristol to Bath cycle path, there appears no red line here. I will send my map (14) again as clarification.

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

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