

## Local Green Space Consultation – June 2015 Response Form

Your name / organisation:

██████████ Chairman, Cleve Rugby Football Club

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

The Hayfields, Cossham Street, Mangotsfield, Bristol BS16 9EN

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 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](http://www.southglos.gov.uk/lgsd15)

LGSD201

#### A) Ownership of Local Green Space

Please indicate if you or your organisation are the landowner:

Cleve Rugby Football Club are the owner.

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

N/A

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?

Objecting

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)

**We have only just been made aware of the PSP Plan, Local Green Space Designation. As the Rugby Club is owned and run by the members it is in there interest that the club be free of constraint that may in the future affect the ability to realise the true value of the land and it potential should the club and its membership wish to do so.**

**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](http://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](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)

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)

No

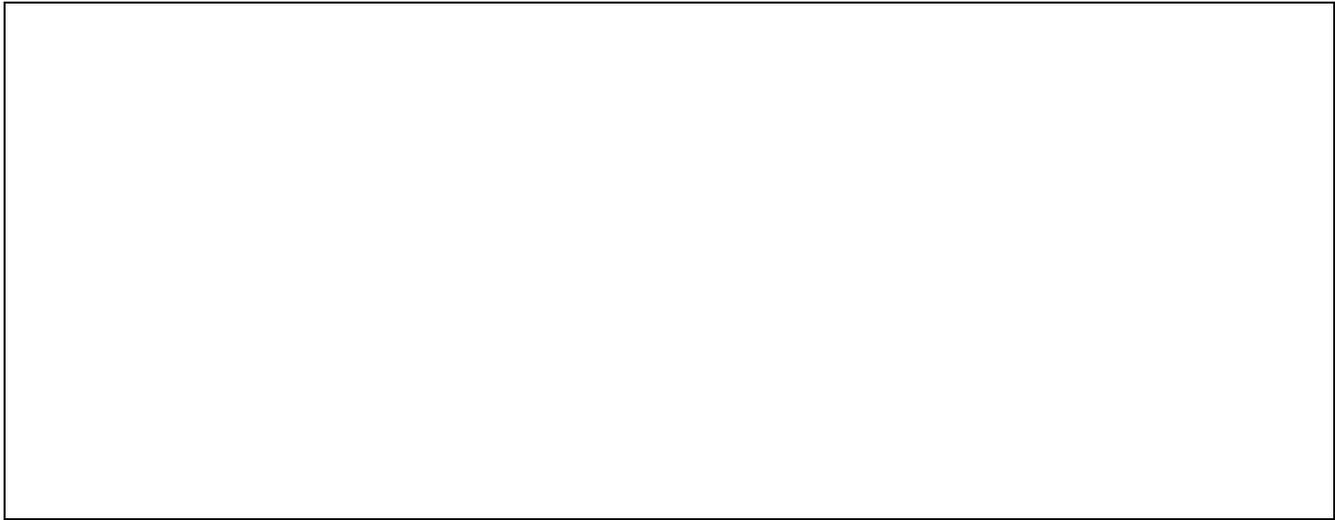
**D) Why is the space of particular local significance?**

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](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.

N/A



**Please return completed forms by close of business on 30<sup>th</sup> July 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**

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  - Yate, Kennedy Way, BS37 4DQ (access via West Walk)
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  - Patchway Hub, Rodway Road, Patchway, BS34 5PE

**Data protection**

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CSJ PLANNING

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

21/08/2015  
MO5136

Dear Sirs,

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

I write on behalf of Cleve Rugby Football Club, owners of proposed Local Green Space ref: LGSD201 land at Cleve Rugby Football Club Grounds, within the emerging South Gloucestershire Policies Sites and Places Plan (PSP Plan).

National Planning Policy Framework (NPPF) paragraph 76 outlines the rationale behind the designation of Local Green Spaces. By designating land as a 'Local Green Space' local communities will be able to rule out new development other than in exceptional circumstances. Local Green Spaces should only be designated when either; a Local Plan or Neighbourhood Plan is being prepared, or reviewed, and as such it is recognised that this is an appropriate time for the designation of Local Green Spaces within South Gloucestershire to be considered.

However, on behalf of our client we raise concern over the proposed allocation of the Club's grounds as a designated Local Green Space. The grounds are already designated as washed over Green Belt and are thus subject to statutory Green Belt protection as prescribed within Section 9 (paras 79 - 92) of the NPPF and the policies within South Gloucestershire's Development Plan. Guidance contained within the National Planning Policy Guidance outlines that if land is already protected by a Green Belt designation and thus therefore the provisions of Green Belt policy, consideration should be given to whether any additional local benefit would be gained by a further designation as a Local Green Space.

In this instance, with reference to paragraph 182 of the NPPF, we consider that a further designation on the site cannot be justified given the substantial protective weight attributed to Green Belt policy that the land is already subjected to. As such, it is not considered that the



C S J P L A N N I N G

designation of the site as a Local Green Space would attribute any additional benefit to the local community.

Yours faithfully,

Michael Orr

**Director**

[Redacted signature]

## 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  
[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:

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LGSD201 Cleeve Rugby Football Club Grounds

#### A) Ownership of Local Green Space

Please indicate if you or your organisation are the landowner:

Privately Owned

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?

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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 supported and monitored 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:

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Comments Submitted in August 2014

8.

Large commercial sports facility for hosting league Rugby football from youth to adults. Hosts many community events, such as Mangotsfield Village Festival in June each year.

Comments from Emersons Green Town Council - June 2015.

The Town Council recommends the proposed designation.

The map is correct

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