

Local Green Space Consultation – June 2015 Response Form

Your name / organisation:

Merlin Housing Society Limited.

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

Building 1
Riverside Court,
Bowling Hill,
Chipping Sodbury,
BS37 6JX

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

As Merlin has numerous listings we have assessed each site and attach a spreadsheet of each site including the plan reference number and our reasons for objection or support. We trust this is sufficient but if not please contact me and I can indicate which plans we object to.

A) Ownership of Local Green Space

Please indicate if you or your organisation are the landowner:

Yes we are landowner for each site addressed

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

Na

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

Na

(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?

Objections as per spreadsheet

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)

In summary most of these sites will be assessed in due course to provide remodelling, redevelopment or new development of much needed affordable housing within South Gloucestershire. Merlin has an agreed and ambitious Development Strategy and aim to be delivering 300 completions per annum by 2019 with many of these being within our core area of South Gloucestershire therefore Merlin is a key deliverer of affordable housing in South Gloucestershire.

Some sites within this proposed Local Green Space designation have already been identified as potential development sites and consultation has taken place with Councillors and the public.

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)

Not as yet but some sites will have planning applications submitted shortly. Consultation has commenced on some sites.

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)

Not checked but majority are urban context where development should be supported.

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

Sites vary.

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

Again sites vary

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

Varies.

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.

Na as wish to object to listing.

Please return completed forms by close of business on 30th July 2015: As a landowner we were advised we have until the 21st August 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 of 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.

Merlin Various LGS Comments

Designated Open Spaces Consultation - July 2015					
Code	Ownership	Location	Support / Object	Reasons	Planning permission/ IDN served?
LGSD100	Merlin Housing	Sewage Treatment Works, Healey Drive, Hinton, Chippenham	Object	Redevelopment potential to provide more affordable housing in a rural location.	No
LGSD220	Merlin Housing	Land on the south east side of Withymead Road, Marshfield, Chippenham	Object to the garage site being included in the plans	Redevelopment potential to provide more affordable housing.	No
LGSD365	Merlin Housing	2-16 (even) Granham Close, Bristol and 97-11 (odd) Pound Road, Bristol	Object	Redevelopment potential to provide more affordable housing. The surrounding properties are defective and complete regeneration of the area is planned for 2016-2017. We have shared these plans with local residents and Councillors.	Initial Demolition Notices (IDNs) have been served on the adjacent properties. These have been formally advertised.

LGSD351	Merlin Housing	29 to 43 (odd) Witcombe Close, Bristol, BS15 4RX	Object	<p>Redevelopment potential to provide more affordable housing. The surrounding properties are defective and complete regeneration of the area is planned for 2016-2017.</p> <p>We have shared these plans with local Councillors.</p>	Initial Demolition Notices (IDNs) have been served on the adjacent properties. These have been formally advertised.
LGSD392	Merlin Housing	1 to 5 (inclusive) Pleasant House, Pleasant Road, Bristol and 1 to 24 (inclusive) Pendennis House, Nelson Road, Bristol	Object	<p>Redevelopment potential to provide more affordable housing in this area. Several blocks of our general needs flats are in this area as well as one of our sheltered schemes. In addition, Pendennis House (an adjacent block of flats) forms part of a current CME bid to the HCA to secure grant for affordable housing. This bid has been supported by South Gloucestershire Council.</p>	No
LGSD332	Merlin Housing	24, 25, 26, 27, 28 and 29 Alma Close, Kingswood, BS15 4EL	Object	<p>These properties (part of one of our sheltered schemes) have been identified as part of our sheltered housing review. Work may be done to regenerate these properties.</p>	No

LGSD332	Merlin Housing	1-23 inc Popular Gardens House, Alma Close, Kingswood, BS15 4EN	Object	These properties (part of one of our sheltered schemes) have been identified as part of our sheltered housing review. Work may be done to regenerate these properties.	No
LGSD365	Merlin Housing	Land on the south west side of Pound Road, Bristol	Object	Redevelopment potential to provide more affordable housing. The surrounding properties are defective and complete regeneration of the area is planned for 2016-2017. We have shared these plans with local residents and Councillors.	Initial Demolition Notices (IDNs) have been served on the adjacent properties. These have been formally advertised.
LGSD346	Merlin Housing	17-31 (odd numbers) inclusive Tenniscourt Road, BS15 4LB	Object	Redevelopment potential to provide more affordable housing.	No
LGSD344	Merlin Housing	3 to 10 (inclusive) Barrington Close, Bristol, BS15 4QD	Object	Redevelopment potential to provide more affordable housing. The surrounding properties are defective and complete regeneration of the area is planned for 2016-2017. We have shared these plans with local residents and Councillors.	Initial Demolition Notices (IDNs) have been served on the adjacent properties. These have been formally advertised.

LGSD350	Merlin Housing	137 to 147 (odd) New Cheltenham Road, Bristol, BS15 4RR	Object	Adjacent properties (part of one of our sheltered schemes) have been identified as part of our sheltered housing review. Work may be done to regenerate these properties.	No
LGSD350	Merlin Housing	125 to 135 (odd) New Cheltenham Road, Bristol, BS15 4RR	Object	Adjacent properties (part of one of our sheltered schemes) have been identified as part of our sheltered housing review. Work may be done to regenerate these properties.	No
LGSD349 and LGSD350	Merlin Housing	1 to 10 (inclusive) The Haven, Bristol, BS15 4TJ	Object	These properties (part of one of our sheltered schemes) have been identified as part of our sheltered housing review. Work may be done to regenerate these properties.	No

LGSD392	Merlin Housing	1 to 49 (inclusive) Haynes House, Haynes Lane, Staple Hill, BS15 5JG	Object	Redevelopment potential to provide more affordable housing in this area. Several blocks of our general needs flats are in this area as well as one of our sheltered schemes. In addition, Pendennis House (an adjacent block of flats) forms part of a current CME bid to the HCA to secure grant for affordable housing. This bid has been supported by South Gloucestershire Council.	No
LGSD349 and LGSD350	Merlin Housing	15 to 26 (inclusive) The Haven, BS15 4TJ	Object	These properties (part of one of our sheltered schemes) have been identified as part of our sheltered housing review. Work may be done to regenerate these properties.	No
LGSD344	Merlin Housing	13-28 (inclusive) Barrington Close, BS15 4QD	Object	Redevelopment potential to provide more affordable housing. The surrounding properties are defective and complete regeneration of the area is planned for 2016-2017. We have shared these plans with local residents and Councillors.	Initial Demolition Notices (IDNs) have been served on the adjacent properties. These have been formally advertised.

LGSD365	Merlin Housing	14-48 Highview Road, BS15 4QN	Object	<p>Redevelopment potential to provide more affordable housing. The surrounding properties are defective and complete regeneration of the area is planned for 2016-2017.</p> <p>We have shared these plans with local residents and Councillors.</p>	<p>Initial Demolition Notices (IDNs) have been served on the adjacent properties. These have been formally advertised.</p>
LGSD365	Merlin Housing	1-39 (odd) Fairford Close, Bristol, BS15 4QE	Object	<p>Redevelopment potential to provide more affordable housing. The surrounding properties are defective and complete regeneration of the area is planned for 2016-2017.</p> <p>We have shared these plans with local residents and Councillors.</p>	<p>Initial Demolition Notices (IDNs) have been served on the adjacent properties. These have been formally advertised.</p>
LGSD344	Merlin Housing	16-54 (even) Fairford Close, BS15 4QE	Object	<p>Redevelopment potential to provide more affordable housing. The surrounding properties are defective and complete regeneration of the area is planned for 2016-2017.</p> <p>We have shared these plans with local residents and Councillors.</p>	<p>Initial Demolition Notices (IDNs) have been served on the adjacent properties. These have been formally advertised.</p>

LGSD392	Merlin Housing	Land at Shrubbery Court and Berkeley House, Berkeley Road, Staple Hill, Bristol	Object	Redevelopment potential to provide more affordable housing in this area. Several blocks of our general needs flats are in this area as well as one of our sheltered schemes. In addition, Pendennis House (an adjacent block of flats) forms part of a current CME bid to the HCA to secure grant for affordable housing. This bid has been supported by South Gloucestershire Council.	No
LGSD1160	Merlin Housing	1 to 8 (inc) Collett House and 1 to 8 (inc) Alden House, Perry Close, Winterbourne	Object	Outmoded housing stock in this location closeby to one of our sheltered schemes. Redevelopment potential to provide more affordable housing.	No