

[REDACTED]

From: [REDACTED]
Sent: 08 December 2015 09:48
To: Planning LDF
Cc: [REDACTED]
Subject: FW: Representation to the South Gloucestershire - Draft Policies, Sites and Places DPD
Attachments: S. Gloucestershire Policies Sites and Places Rep Aug14.pdf; 004-Site Boundary.pdf
Categories: Green Category

Dear Sirs,

Further to your letter dated 25 November 2015, we have to advise that a letter objecting to the designation of the land at Tabernacle Road, Hanham as a Local Green Space was sent on behalf of the Trustees of the Springfield Pension Fund (the landowners) on 28 August 2014 (copy attached). For the avoidance of any doubt, we would point out that references in that letter to "Potterswood" are incorrect and should refer to "Magpie Bottom", albeit that the accompanying site plan clearly indicates the location of the site.

Please be aware that the site already has the benefit of an extant planning permission (PK13/4444/O) and is currently awaiting determination of a detailed planning application (PK15/3950/F) submitted by McCarthy and Stone Ltd. The landowners clearly have longstanding aspirations for the development of this land and will therefore strongly resist any attempts to designate it as Local Green Space.

Yours faithfully,

[REDACTED]
Development Director
On behalf of Springfield Pension Fund

Email sent by: Bathurst Ltd, PO Box 339, Stroud, Glos. GL6 7AY

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Directors: Paul Tily, Derrick Sutlow.

From: [REDACTED]
Sent: 28 August 2014 14:57
To: 'PlanningLDF@southglos.gov.uk'
Cc: [REDACTED]
Subject: Representation to the South Gloucestershire - Draft Policies, Sites and Places DPD

This is a representation made on behalf of [REDACTED] and the Barnett Waddingham Trustees Limited (company registration number 02005798) as trustees of the Springfield Pension Fund. It details concerns relating to land under ownership of the Springfield Pension Fund (SPF) at Harold's Way, Hanham.

Thank you for the opportunity for comment.

Yours faithfully

Ziyad

Ziyad Thomas
Policy Planner
The Planning Bureau Ltd



Strategic Planning Policy and Specialist Advice Team
South Gloucestershire Council
PO Box 299
Civic Centre
Kingswood
Bristol,
BS15 0DR

28th August 2014

Dear Sirs,

**RESPONSE TO CONSULTATION ON THE SOUTH GLOUCESTERSHIRE COUNCIL DRAFT
POLICIES, SITES AND PLACES PLAN DPD**

This is a representation made on behalf of [REDACTED] and the Barnett Waddingham Trustees Limited (company registration number 02005798) as trustees of the Springfield Pension Fund. It details concerns relating to land under ownership of the Springfield Pension Fund (SPF) at Harold's Way, Hanham.

A red line plan accompanies this representation detailing the extent of the land under the ownership of the representor.

The SPF owned land immediately abuts an area of open space in Hanham known as 'Potterswood' which is currently an undesignated nature reserve. The SPF land is currently informally used as green space by the public and on this basis could mistakenly be considered to be part of the wider Potterswood nature reserve.

The SPF owned land has an extensive planning history and the principle of development has already been established. There is currently a resolution to grant permission for a residential institution (C2) on this site (App Ref: PK13/4444/O) subject to the completion of a S106 agreement. **It has therefore been made abundantly clear that the intention is to develop the land under SPF ownership.**

Appendix 2 consists of a schedule entitled 'List of Proposed Local Green Space' which details a list of local green spaces that will be protected against development under proposed policy *PSP4: Designated Local Green Spaces*. Allocation 75 'Potterswood' (page 358) and Allocation 9 (page 339) 'Harolds Way' refer to areas of existing green space in the vicinity of the SPF owned land that could, erroneously, be perceived to include SPF owned land.

The extent of the proposed Potterswood or Harolds Way local green space designations are not made clear under any of the Parish Boundary Maps in Part 2 of the DPD.

As detailed earlier, it has clearly been established that the Springfield Pension Trust **fully intends** to develop the land in their ownership. A Local Green Space designation for the SPF owned land is therefore clearly inappropriate.

The Policies, Sites and Places DPD must therefore clearly define the extent of the Potterswood and Harold's Way local green space designations in Appendix 2 and exclude the land under SPF ownership. Clarity on this matter will prevent any unrealistic and unwarranted expectations over future use of this land from local residents or Council Members.

Thank you for the opportunity for comment.

Yours sincerely,



Ziyad Thomas
Policy Planner
The Planning Bureau Ltd.



BOUNDARY PLA

1:1250 Scale

Land off Harolds Way, Hanham

Springfield Pension Fund



David Foulkes Associates Limited

Architects and Development Consultants

10 Green Close,
Uley,
Dursley,
Gloucestershire GL11 5TH



Local Green Space Consultation – June 2015 Response Form

Your name / organisation:

HANHAM PARISH COUNCIL

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

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[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 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

LGSD782 - MAGPIE BOTTOM

A) Ownership of Local Green Space

Please indicate if you or your organisation are the landowner:

[REDACTED]

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

South Glos Council

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?

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)

PARTLY, Map needs careful checking, see section D.

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)

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.

8. The proposed space is of particular local significance because of its recreational value
10. The proposed space is of particular local significance because of its richness of wildlife

11.

- informal use, publicly accessible used by dog walkers, families etc.
- space managed by the Friends of Magpie Bottom who organise bug hunts and bat walks.
- ecological value, a fresh water spring rises and flows into a pond with ducks. There are several woodland trails plus main paths going North to South and East to West. A substantial green has goal posts at the centre and smaller grassed areas dotted around - this is a wildlife/wildflower area.
- trees with preservation orders
- open space area for youths to play
- investment into space by Hanham Parish Council, grant recently provided to 'Friends' for ongoing maintenance.
- grants awarded to 'Friends' by South Glos Council for the area
- used as a safe route to school and shops

This site is well used and appreciated by the community of Hanham and is distinctive to the local area.

*N.B. Land off of Harolds Way, Part of this site has current planning permission for a nursing home (McCarthy and Stone are the builders), it is expected they will be applying for a different type of accommodation.

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.

Hanham Parish

Green Space Code	Name of Nominated Space	Ward
LGSD782	Magpie Bottom (part of this in Hanham parish)	Hanham Ward

