

From: [REDACTED]
Sent: 16 March 2016 16:58
To: Planning LDF
Subject: Your Ref LGSD770

Dear Sir/Ms,

I am writing to you regarding the Local Green Space nomination on Land at Greenback Lane, Hanham which has been given the reference LGSD770. I write with the authority as a trustee of the House of Faith. The Trustees own the site freehold. This letter sets out the reasons why we do not agree with the nomination.

You sent us correspondence on 25th November 2015/LGSD770. I appreciate that the deadline for submission of a representation on this matter has now passed 8th January 2016 however as the consultation page of the Local Green Space Designation states that this letter constituted an informal consultation phase I hope that you will still consider the points we have to raise.

I apologise that we did not respond sooner, at the time of your correspondence we as trustees were not aware of the implications such a designation would have on this land. The trustees have now received professional advice and understand that such a designation would be inconsistent with the National Planning Policy Framework (NPPF), the National Planning Policy Guidance (PPG) and our ambitions for the land.

The land in question is owned by the Trustees of the House of Faith and administered by the same; the land has been in ownership of the Church since 1945. There is no, and has never been, public access to the site. This is evidenced by our statement provided when we protected the land by depositing a joint Highways Act and Commons Act statement with South Gloucestershire Council, which ensures that no-one can claim a public right of way or TVG use for the next 20 years.

The site is a boarded on all sides by a mature hedgerow, access is from Kingsfield Lane, with the land currently unused. The grass on the site is cut regularly and the hedgerow kept neat to avoid the site becoming unkempt and wild in appearance.

The reason for writing this letter now is that the trustees have decided to dispose of the site; with the likely end use being residential development. Although the site is only at the beginning of its consideration I recognise that a Local Green Space designation may provide a severe impediment to the development of the land. The motive for redeveloping the land is to release funds for the House of Faith. The funds will be used for vital repairs to our chapel to enable the church to continue to function.

Local Green Spaces were introduced by the NPPF in March 2012 under paragraphs 76 and 77, Paragraph 77 states that a Local Green Space designation will not be appropriate for most green areas or open spaces, the following criteria are given for when the designation will be appropriate:

- *“where the green space is in reasonably close proximity to the community it serves;*
- *where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*

- *where the green area concerned is local in character and is not an extensive tract of land."*

I do not believe the site is suitable for designation because it is not demonstrably special to the local community. The site is bordered on all sides by tall mature hedgerows and trees, therefore people cannot see into the site. Failure to view the site means it cannot be claimed that it is particularly beautiful in nature, or that the setting of this site is important to the open nature of the surrounding area.

As there has never been any public access onto the site there is no historical or recreational value to the land. I would also point out that the land has been carefully managed and maintained while in our stewardship, therefore has not established itself for the use of wildlife.

The PPG provides further guidance on Local Green Spaces, we do note that land does not have to allow for public access (Paragraph: 017 Reference ID: 37-017-20140306), however the tall nature of the surrounding hedgerow means there is not a demonstrably special space to the Local Community (Paragraph: 009 Reference ID: 37-009-20140306) as the community has not benefited from it by accessing or viewing it.

I believe that Paragraph: 007 Reference ID: 37-007-20140306 is of greater weight, the guidance states that:

'plans must identify sufficient land in suitable locations to meet identified development needs and the Local Green Space designation should not be used in a way that undermines this aim of plan making'

Following the Charfield appeal (June 2015) the Inspector concluded that the Council could not demonstrate a 5 year housing land supply so a Regulation 18 consultation was arranged and closed on the 8 January 2016. Though this site was not promoted I believe it can make a suitable contribution to delivering new dwellings in a sustainable location. The site is well suited within the urban fabric of Hanham and the wider Bristol area and could deliver good quality homes in a location that desperately needs them.

This site is capable of helping the Council to deliver its identified need without forcing development to the fringe of settlements, the rural area and the Green Belt. Placing a restrictive Local Green Space designation on this site will undermine the aim of plan making.

In conclusion myself and the trustees do not believe that this site should be designated as a Local Green Space. The space is not demonstrably special to the local community. The local community has no access to the site, nor is the site open in nature. The only views (aside from potential views from the upper floors of nearby houses) enjoyed by the local community are that of the mature hedgerow which surrounds the site (the retention of which would be a planning consideration at the application stage, not something to be decided upon now). The site itself is in a sustainable location and offers a fantastic opportunity for development; this development should not be curtailed by a Local Green Space designation. Most importantly the funds released from this site will fund vital repairs to our chapel, which is an important community asset and has been in existence since 1941.

I hope you do consider the above and that as a result the site is removed from the nomination list. If you have any further questions I would be more than happy to answer them.

Kind regards

██████████

Secretary and Treasurer

House of Faith

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 address and contact details]

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

LGSD 770 GREENBANK ROAD

A) Ownership of Local Green Space

Please indicate if you or your organisation are the landowner:

[Empty box for landowner information]

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

Parcel of land behind the Church of Ascension, Hollyquest Road, belongs to the House of Faith
Remaining land is owned by South Glos Council

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

House of Faith is NOT aware

(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

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)

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

YES, currently recreational

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)

YES, USED BY SPORTING CLUB IN PARTNERSHIP WITH SOUTH GLOS COUNCIL

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

11.

- Used by local football organisation for football, new football pavilion recently built to accommodate up to 900 people who use this land for football and cricket (In partnership with South Glos Council). The new building resulted in new changing areas allowing 400 young boys and girls to play football from the age of five upwards. The club holds the FA Charter Standard Community Club status.
- Facilities on site, bench seats
- Used for local social fundraising events
- This is a busy site used by the general public, designated children’s play area (owned by SGC), and frequently by used by dog walkers.

- Used as a safe route to School

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
LGSD770	Green Bank Road	Hanham Ward



