

## **Submission to South Gloucestershire Council in respect of proposed Green Space LGSD 214**

Prepared by [REDACTED] owners of [REDACTED] which is the largest part of this proposed Local Green Space, July 20, 2015

### **Summary**

We object to this area of land being designated a Local Green Space. The largest element of it comprises our private garden. The current proposal misdescribes the land in question, gives incorrect and we believe misleading reasons for wanting the land designated as a Local Green Space and fails to give any rationale why our private garden, of all the many private gardens in Marshfield with excellent views, should be singled out for designation as a Local Green Space.

Our arguments are set out in detail below but we would of course welcome the opportunity to provide further clarification if this would be helpful. Please just let us know.

### **Description of potential Green Space code LGSD 214**

This proposed Green Space comprises three areas under separate private ownership (please see the attached coloured plan taken from your Local Green Space web site in connection with LGSD 214):

- The area shaded yellow and edged in blue are the private gardens of [REDACTED] (called Marshfield House on the plan). The house is Listed Grade II\* and a number of other outbuildings and structures in the garden are listed Grade II. These listed structures are shown on the plan shaded black. [REDACTED] is owned by [REDACTED] the authors of this submission.
- The area shaded green is a private garden; its ownership is unknown to us.
- The area shaded pink is a working farmyard. We understand that this land is owned by [REDACTED] of Weir Farm.
- It should be noted that the area of garden once owned by [REDACTED] was considerably larger than now as some of the land was sold separately by the Church Authorities when the Vicarage was sold off by them in the late 1970s. Both the areas marked A and B on the plan and edged in blue were once owned by and actively gardened by the occupants of the Vicarage and contained many steps, paths, flower beds and terraces (all now lost) as shown in old photographs of the late 19<sup>th</sup>/early 20th centuries now in our possession.

### **Documented Rationale for designating this land a Local Green Space**

On your web site a number of reasons are given for designating this area of land a Local Green Space:

- That the land is beautiful
- That it provides recreational space
- That it is historical

- That the “Land surrounds historic farm complex and has outstanding views across the valley to the south.”
- That the land has “Exceptional views to the south.”

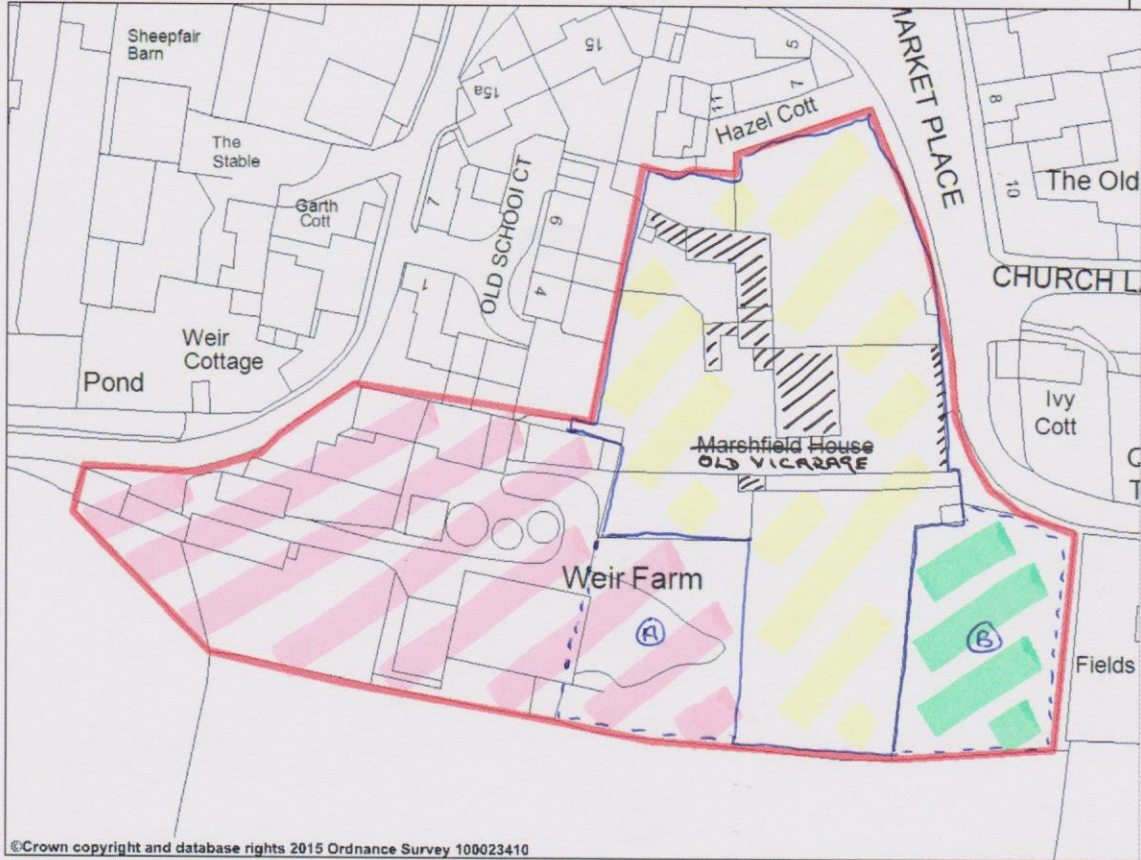
### **Our detailed objections**

We formally object to the designation of LGSD 214 as a Local Green Space for the following reasons:

- The largest proportion of the proposed LGSD comprises the private gardens of [REDACTED]. While we are delighted that they are thought of as beautiful we would note that there are doubtless many other private gardens at least as beautiful as ours that are not proposed for LGSD listing.
- There are no rights of access to the gardens of [REDACTED] for anyone other than owners of [REDACTED]. The general public have no right of access to our gardens nor do the gardens provide any recreational space for the general public. (This is also true of the other areas of land in this proposed LGSD.) Moreover, the gardens are surrounded by high, historic and listed stone walls and thus the vast majority of the gardens are not even visible to the general public, nor are the views from the garden visible to the general public.
- These gardens are not and never have been part of an ‘historic farm complex’ and are no more historical than any of the other gardens attached to the many listed properties in the village none of which are proposed for a LGSD. Moreover, additional elements of the proposed LGSD marked A and B on the attached plan were not part of any historic farming complex either as they too were owned by the Vicarage until they were carved out from the Vicarage gardens and sold separately by the church authorities in the 1970s.
- While it is true that there are very good views from the gardens of [REDACTED] we do not believe that this, in of itself, warrants their designation as part of a LGSD for the following reasons:
  - First, many houses of the south side of Marshfield High Street have identical views, as do the houses on Weir Lane and many other houses in the village. No rationale has been given for why [REDACTED] garden should be specifically singled out for LGSD status because of these views and we believe there is neither logic nor equity in such a proposal.
  - Second, if the goal is to protect the view, which of course we and doubtless much of the rest of the village would support, the way to do so is to ensure that the land to the south of this proposed LGSD (and indeed to the south of the village more generally) that makes up the view is protected from development by ensuring its current Green Belt designation remains sacrosanct. Giving extra protection to our private garden does nothing to protect the views.
- Finally, we would note that [REDACTED] is listed Grade II\* and a number of outbuildings and garden structures are listed Grade II (as shown on the attached plan). We believe these listings provide more than sufficient protection of the gardens and prevent their inappropriate development and that further restrictions are therefore unnecessary and unwarranted and would represent an unjustifiable imposition on the future evolution of the private gardens surrounding our house.

# Marshfield Parish

Green Space Code	Name of Nominated Space	Ward
LGSD214	Land nr Weir Farm	Boyd Valley Ward



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

Your name / organisation:

David James & Partners

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

Hartley House  
Badminton Road  
Old Sodbury  
Bristol  
BS37 6LX

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:

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

Land nr Weir Farm. **Green Space Code LGSD214**

#### A) Ownership of Local Green Space

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

No, we are acting as agent for the Landowner [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?

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)

The property comprises a working farm including livestock buildings and a small paddock which does not meet the 5 criteria specified below and in Table 1 or paragraph 77 of the National Planning Policy Framework.

The land is adequately protected by other designations (including Cotswold AONB) from inappropriate development and therefore this designation is unwarranted.

No evidence has been submitted to justify the contention that this land is of particular importance to the local community as local green space.

## 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)

No

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

The site does not serve the community.

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

There is no evidence that this land holds any special qualities. No research/surveys have been undertaken and the land is used as paddocks for horses and livestock.

**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.

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

The site is not of particular local significance because of its beauty, historic significance, recreational value, tranquillity, richness of wildlife or any other criteria and no evidence including surveys/reports has been submitted to support this nomination. Therefore the proposal does not satisfy the requirements of the South Gloucestershire Local Plan, Policies, Sites and Places Plan Policy PSP5 and National Planning Policy Framework paragraphs 76 and 77.

The proposal to designate LGSD 214 is clearly contrary to the Guidance Notes for LGSD.

**Please return completed forms by close of business on 21<sup>st</sup> August 2015**

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

The consultation documents can be viewed from: [www.southglos.gov.uk/lgsd15](http://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](http://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

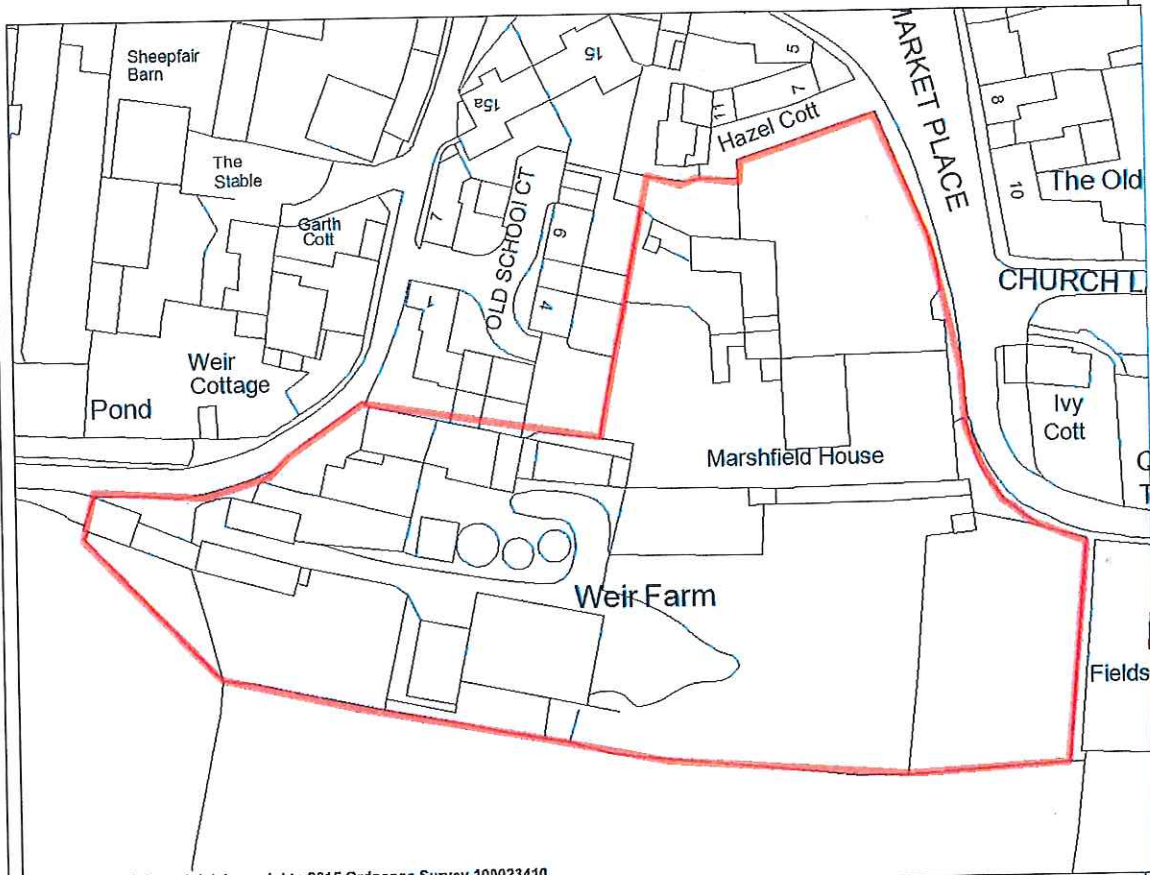
**Data protection**

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.



# Marshfield Parish

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LGSD214	Land nr Weir Farm	Boyd Valley Ward



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