

[REDACTED]

From: [REDACTED]
Sent: 28 November 2015 13:46
To: Planning LDF
Subject: LGSD537

Categories: Green Category

Sir,
You will have received a response to your Local Green Space Consultation (Regulation 18), in respect of the Olveston & District Bowling Club mapped area LGSD537, from [REDACTED] Hutchinson Legal & Associates, representing the four Trustees in whose names the area is registered.

For the record, we are unanimous in our judgment that our Club does not qualify for registration as a Local Green Area, and the General Committee of the Club has agreed.

Our reasons include:

1. it has no particular beauty
2. it has no historic value
3. its only recreational value is to its registered members, not to the public at large
4. its tranquillity depends on the absence of more boisterous sports being played on adjacent land
5. it has only artificially maintained grass and (thankfully) no intruding animals except birds
6. it has no other claim to warrant designation as a Local Green Space

Furthermore, as a Private Members Club, access is only available to fully paid-up and registered members and, as is currently being carried out, development under formal planning permission has been found to be necessary as the Club succeeds and develops.

The Trustees expect that you will record our response at the Formal Consultation stage (Regulation19) of the PSP Plan.

Yours faithfully,
[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 01 December 2015 22:31
To: Planning LDF
Subject: LGSD537

Categories: Green Category

Sir,

You will have received a response to your Local Green Space Consultation (Regulation 18), in respect of the Olveston & District Bowling Club mapped area LGSD537, from [REDACTED] Hutchinson Legal & Associates, representing the four Trustees in whose names the area is registered.

For the record, we are unanimous in our judgment that our Club does not qualify for registration as a Local Green Area, and the General Committee of the Club has agreed.

Our reasons include:

1. it has no particular beauty
2. it has no historic value
3. its only recreational value is to its registered members, not to the public at large
4. its tranquillity depends on the absence of more boisterous sports being played on adjacent land
5. it has only artificially maintained grass and (thankfully) no intruding animals except birds
6. it has no other claim to warrant designation as a Local Green Space

Furthermore, as a Private Members Club, access is only available to fully paid-up and registered members and, as is currently being carried out, development under formal planning permission has been found to be necessary as the Club succeeds and develops.

The Trustees expect that you will record our response at the Formal Consultation stage (Regulation19) of the PSP Plan.

Yours faithfully,

[REDACTED]

-->

[REDACTED]

From: [REDACTED]
Sent: 13 December 2015 21:27
To: Planning LDF
Subject: Local Green Space Consultation(regulation18.

Categories: Orange Category

Along with the other Trustees of Olveston and District Bowling Club mapped area LGSD537,I should like to respond, as follows:

1. It has no particular beauty.
- 2.it has no historic value
- 3.its only recreational value is to its registered members,not to the public at large.
- 4Its tranquillity depends on the absence of more boisterous sports being played on adjacent land.
- 5it has only artificially managed grass and (thankfully)no intruding animals except birds.
- 6it has no other claim to warrant designation as a Green Space.

Furthermore, as a Private Members Club access is only available to fully paid up members and, as is currently being carried out, development under formal planning permission has been found to be necessary as the club succeeds and develops.

As one of the Trustees, I hope that you will record my response at the Formal Consultation stage(regulation19)of the PSP Plan

[REDACTED]

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

Your name / organisation:

[Redacted]

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

[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:

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

LGSD537 - Old Down recreation ground.

A) Ownership of Local Green Space

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

Freehold landowner of part of space proposed

As the land owner / leaseholder, are you aware of the proposal to designate your land?

We are aware of the proposals following receipt of South Gloucestershire Council's correspondence dated 13th July 2015 received on 22nd July 2015.

Are you in support of or objecting to the proposals to designate this land?

Objecting to the plan attached to the proposals

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 plan attached to the submission includes in error a triangular piece of land which is not related to the "Recreation Ground" or its associated uses. Please see plan attached with the segment of land cross hatched in red.

For the record this parcel of land is covered by a "landowner statement" which was registered with South Gloucestershire Council under Section 31/6 of the highways act and Section 15A(1). The statement formalises that there is no recreational use "as of right". The statement was logged over 12 months ago with South Gloucestershire Council and there have not been any claims against the statement. The statement merely formalised the access by permission put in place by the previous owner [REDACTED]

Please also refer to Section D of this form where we have responded to the "evidence" submitted with the LGS application.

The land proposed is already subject to Green Belt planning policy, so no additional local benefit would be gained by designation as Local Green Space.

We also note that the proposed plan includes a private dwelling house named "Westons" - presumably also included in error.

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)

Yes - parts of the land proposed have already been granted planning permissions for development - and as such LGS designation cannot be applied.

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 - but within Green Belt.

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

The land is not specifically "local in character", and this application constitutes a "blanket designation of open countryside" which is specifically not appropriate for this legislation.

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

The space 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)

As noted above this application is a "blanket designation", and fails to meet any of the specific criteria required under sections 6 to 11 of the South Glos LGS guidance notes, as detailed in Part D below.

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.

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

We assume that the plan submitted was an error in including our land, however in response to the specific criteria required for LGS designation we note:-

Criteria 8 - The "evidence" submitted to support its "recreational value" is incorrect on the basis that, as evidenced by the landowner statement (and the fact that it was not challenged) there is no right for recreational use against which this criteria could be applied. In any event if LGS designation was progressed further the main field will be fenced off to prevent all access by the public.

Criteria 11- No evidence has been submitted to substantiate additional matters of particular local significance because of another reason not covered by criteria 6-10.

Please return completed forms by close of business on 21st August 2015

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

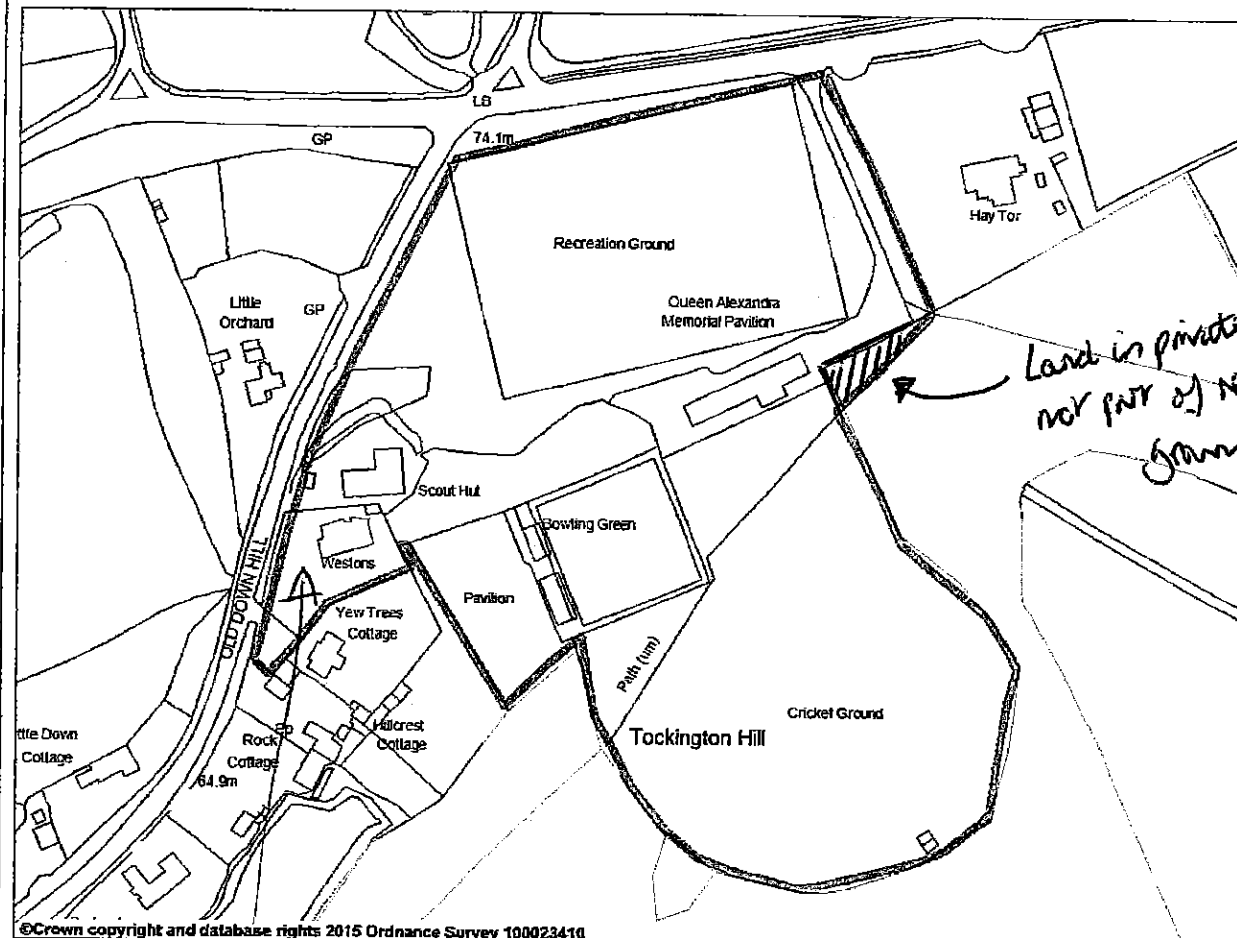
The consultation documents can be viewed from: www.southglos.gov.uk/lgsd15

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

Oiveston Parish

| Green Space Code | Name of Nominated Space | Ward |
|------------------|------------------------------|-------------|
| LGSD537 | Old Down – Recreation Ground | Severn Ward |



Private House ???

Local Green Space Consultation – June 2015 Response Form

Your name / organisation:

Olveston Parish Council

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

[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

LGSD 537

Old Down Recreation Ground

A) Ownership of Local Green Space

Please indicate if you or your organisation are the landowner:

Yes/No

Olveston Parish Council own the football pitch and the scout hut land and surrounding areas

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

Cricket Club – [REDACTED]

Old Down Bowls Club, [REDACTED]

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

Yes and 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?

In support

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)

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)

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.

This space incorporates the Football Pitch where Olveston Utd AFC play there matches. A well-equipped play area serving the Old Down community The Scout Hut where scouting is undertaken and who also use the surrounding space for activities. Old Down Cricket Club and Bowls Club who regularly hold matches

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.