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**From:** [Redacted]  
**Sent:** 18 December 2015 15:38  
**To:** Planning LDF  
**Subject:** Green Space Designation: Consultation Response  
**Attachments:** 101028(Plans for Green Space Designation )(16392658\_1).PDF; 2015 12 16 Green Space Engagement Form(16373288\_1).DOC

**Importance:** High

Dear Sirs

We are instructed on behalf of the landowner of parcels LGSD58 and LGSD1173 and we attach a copy of the 'Local Green Space Engagement-Response Form'.

Our client has highlighted that the land identified by the Council with reference LGSD1173 has been incorrectly identified as being owned by the local primary school. We are advised that our client has owned this land for a number of years as agricultural land. Please can you let us have your response as to why this land is considered as being owned by the primary school?

We look forward to hearing from you in due course.

Kind regards

Michelle

**Michelle Perring** | Solicitor

[Redacted]  
[Redacted]  
[Redacted]

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[www.ashfords.co.uk](http://www.ashfords.co.uk)

Ashfords' charity of the year for 2015 is Mind, a national charity providing advice and support to empower anyone experiencing a mental health problem. To make a donation, please visit: <http://uk.virginmoneygiving.com/Ashfords/27>

With best wishes for Christmas and the New Year. Our offices are closed on 24th, 25th and 28th December 2015 & 1st January 2016. Instead of sending Christmas cards, we are making a donation to our chosen Charity of the Year, "Mind" who provide advice and support to empower anyone experiencing a mental health problem

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## Landowner/leaseholder - Local Green Space Engagement – November 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](http://www.southglos.gov.uk/lgsd15) which identifies what information we have relating to the above.

**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)

That part of LGSD58 as shown hatched red and LGSD1173

#### A) Ownership of Local Green Space

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

LANDOWNER

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

VIA CORRESPONDENCE DATED 24 NOVEMBER 2015

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

Objecting

If you are objecting to the proposal to designate your land, what are your reasons? (Please refer to criteria in sections C and D below in particular)

I am the landowner of the two parcels of land referred to above. The part of the parcel of land identified by the Council with reference number LGSD58 is the subject of appeal proceedings reference APP/P0119/W/15/3133771 and planning application reference PT14/4172/O. The land has historically been used for agricultural purposes. The second parcel of land, reference LGSD1173, is used for the grazing of horses and sheep. The land is agricultural and has been used for such purposes throughout the period of my ownership.

Neither of the two areas identified have been used as areas of green spaces by members of the public.

### B) Map of proposed Local Green Space

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. However, the land reference LGSD58 is the subject of planning appeal proceedings as referred to above.

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)

Both of the parcels of land identified have not been used as community spaces they are areas of operational agricultural land

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

Both parcels of land are within the village location, but they do not serve the community as they have been used for agricultural purposes with no public access.

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

The areas are not utilised by the local community and cannot be considered as 'special' to the local community.

#### **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.

**6. The proposed space is of particular local significance because of its beauty:** The two parcels of land within my ownership do sit within the village location, but they have always been used for agricultural purposes.

**7. The proposed space is of particular local significance because of its historic significance:** The two parcels of land do not have any historical significance.

**8. The proposed space is of particular local significance because of its recreational value:** Neither of the two parcels of land in my ownership have been used by members of the public for any recreational uses.

**9. The proposed space is of particular local significance because of its tranquillity:** The two parcels of land do not offer places of tranquillity as the public do not have access to these parcels of land.

**10. The proposed space is of particular local significance because of its richness of wildlife:** We are not aware that the parcels of land offer an abundance of wildlife over and above what would be expected for land of this nature.

**11. The proposed space is of particular local significance because of another reason not covered by criteria 6-10.** The two parcels of land have an agricultural use and will continue to do so in the future. It would be inappropriate to designate these two parcels of land as green space. Historically these two parcels have not offered any recreational value to the local community and there is no justifiable reason for them to do so in the future. There is no evidence to suggest that these two parcels of land are special to the community.

**Please return completed forms by close of business on 18<sup>th</sup> December 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 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.