

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

Your name / organisation:

M J QUINTON, HODDELL ASSOCIATES (PLANNING AGENT FOR [REDACTED]  
PART OWNER OF LAND)

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

HARTLEY HOUSE, BADMINTON ROAD, OLD SODBURY, SOUTH GLOS BS37 6LX  
[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](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)

LGSD 258

#### A) Ownership of Local Green Space

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

OUR CLIENT IS PART OWNER OF PROPOSED DESIGNATION; HE OWNS THAT PART LYING TO THE WEST OF RANGEWORTHY COURT FARM (THE LARGER OF THE TWO PARCELS).

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 TO PROPOSAL TO DESIGNATE THAT LAND IN HIS OWNERSHIP

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)

THAT THE PROPOSAL DOES NOT MEET THE CRITERIA SET OUT IN THE NPPF AND NPPG AS DETAILED IN SECTIONS C AND D BELOW.

## 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)

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)

IT IS NOT CONSIDERED THAT ANY REASONED EVIDENCE THAT THE SPACE IS "DEMONSTRABLY SPECIAL" HAS BEEN ADDUCED.

**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 PROPOSAL HAS NOT SATISFIED THE CRITERIA IN TABLE 1 (Nos 3 AND 5) OF THE COUNCIL'S GUIDANCE NOTES DATED JUNE 2015 NOTWITHSTANDING COMMENTS SET OUT IN COLUMNS 4h (Other justification), 5 AND 7 IN THE LIST OF NOMINATED LOCAL GREEN SPACES IN SO FAR AS THEY MAY BE APPLICABLE TO THAT PART OF THE LAND OWNED BY OUR CLIENT (which is not considered to be particularly clear). THERE IS THEREFORE NO NEED TO FURTHER CONSIDER THESE CRITERIA, ALTHOUGH THE OWNER RESERVES THE RIGHT TO DO SO FOR ANY FUTURE CONSULTATION.

**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.

Strategic Planning Policy & Specialist Advice Team  
South Gloucestershire Council  
Environment & Community Services Department  
PO Box 299  
Civic Centre  
High Street  
Kingswood  
Bristol BS15 0DR



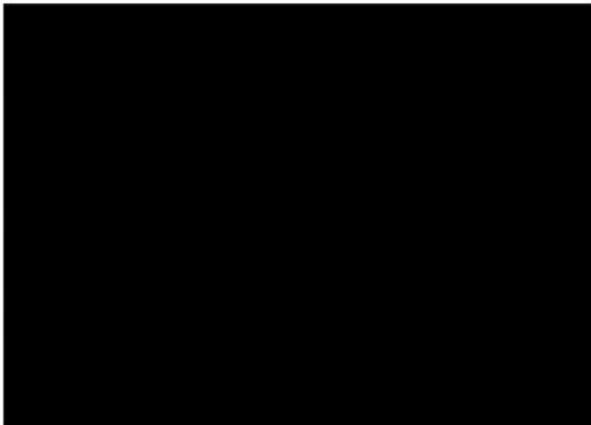
23 July 2015

Dear Sir,

**PSP Plan – Local Green Space Designation LGSD258 - Church Lane, Rangeworthy BS37 7ND**

We refer to your letter dated 13 July 2015 advising us of the proposed designation of Land forming part of our property as Local Green Space within Rangeworthy.

We have studied the information and FULLY SUPPORT this proposal.



South Gloucestershire Council  
Business Support – 1

24 JUL 2015

Received

# Rangeworthy Parish

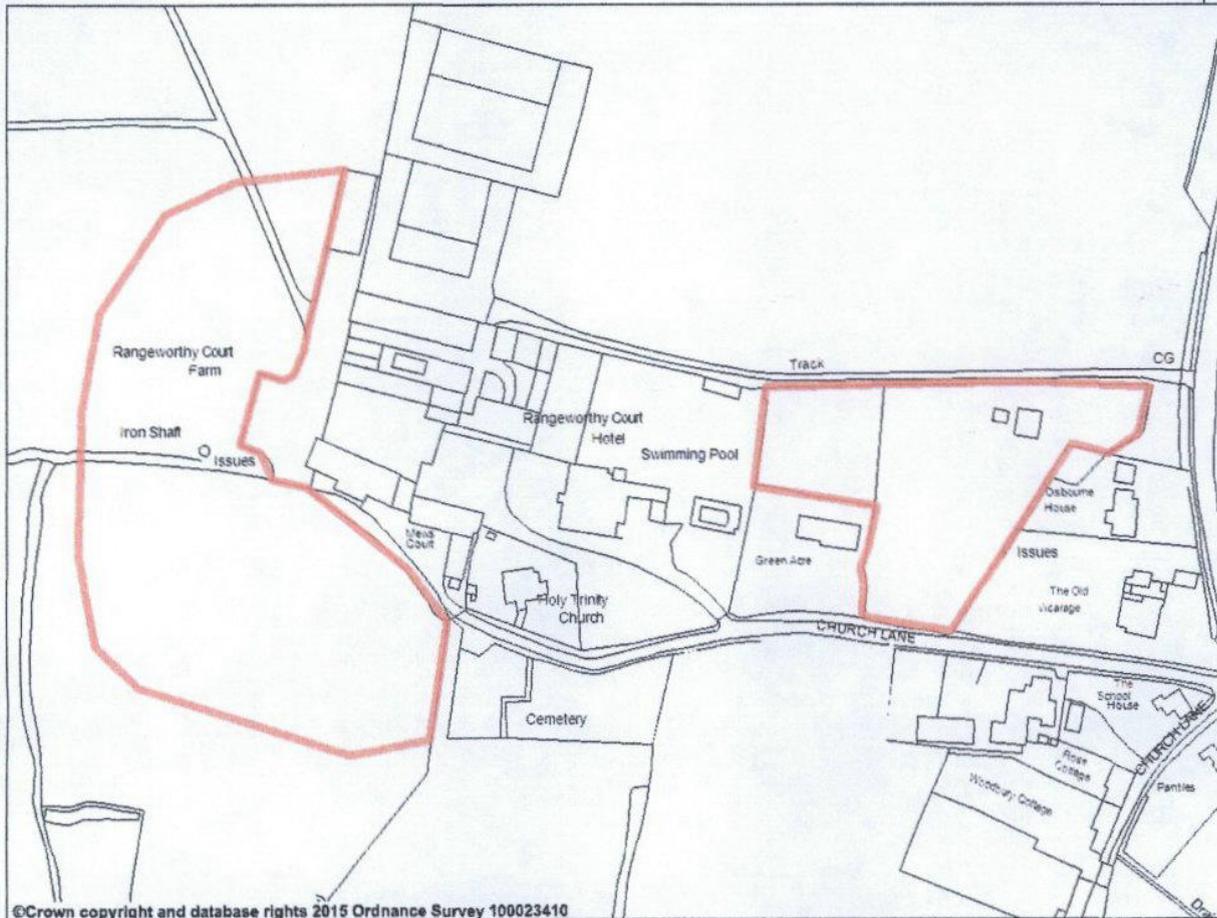
Green Space Code	Name of Nominated Space	Ward
LGSD1173	Rangeworthy Primary School	Ladden Brook Ward



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# Rangeworthy Parish

Green Space Code	Name of Nominated Space	Ward
LGSD258	The Fields adjoining Rangeworthy Court, the Parish Church and the Cemetery	Ladden Brook Ward



[REDACTED]

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**From:** [REDACTED]  
**Sent:** 15 December 2015 12:35  
**To:** Planning LDF  
**Subject:** PSP PLAN : LOCAL GREEN SPACES DESIGNATION

**Categories:** Green Category

FAO Lucy Paffett

Dear Ms Paffett

I refer to our telephone conversation this morning in relation to the above matter.

As explained my clients Rockfield Farms Limited and [REDACTED] received identical letters from the Council dated 24 November 2015 inviting them to comment on nominated LGS; the references quoted were LGSD1149 and LGSD258 respectively. I had made representations in respect of previous consultations by the Council back in July and August this year in respect of both these sites on behalf of my clients objecting to same. From what you have said, it appears that my representations on their behalves have been received but may not as yet have been correlated with my clients name.

It therefore appears that no further action is required at this stage on behalf of my clients in relation to the letters received and the next stage of consultation will be awaited. For the avoidance of doubt the previous representations should be taken in any event as still applicable.

Yours sincerely

**Martin Quinton**  
**Hoddell Associates**