

By post and by email: PlanningLDF@southglos.gov.uk

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

Our Ref: 17985/A3/PR/NH/jmm

16th December 2015

Dear Sir/Madam

**SOUTH GLOUCESTERSHIRE POLICIES SITES AND PLACES PLAN: LOCAL GREEN SPACE
DESIGNATION
LANDOWNERS' CONSULTATION**

I write on behalf of [REDACTED] the owners of [REDACTED]
[REDACTED] nominated green space LGSD1189.

We have reviewed the proposed nomination and we do not consider that the site is suitable for designation as a Local Green Space for the following reasons:

- The Planning Practice Guidance (PPG) states that "*If land is already protected by Green Belt policy...then consideration should be given as to whether any additional local benefit would be gained by designation as Local Green Space*" (Paragraph: 010 Reference ID: 37-010-20140306). [REDACTED] is already within and not close to the edge of the Green Belt. It is not clear what additional local benefit is considered likely to arise from further designation of the land as a Local Green Space.
- The land in question is also registered common land. The PPG states that if land is subject to other designations then it is similarly necessary to ask what additional local benefit would be gained from its designation as Local Green Space. Among the reasons cited for the nomination are recreational and leisure value. As the land is already common land, it is not clear to us what additional recreational or leisure value would be gained from its designation as a Local Green Space.
- Finally, we question whether the proposed Local Green Space meets the requirement that it is in reasonably close proximity to the community it serves (National Planning Policy Framework paragraph 77). The PPG states that "*if public access is a key factor, then the site would normally be within easy walking distance of the community served*". [REDACTED] has a rural location and is approximately 1 mile from Siston village. It is closer to Warmley, but there is no public footpath from Warmley to provide access. We therefore conclude that Webbs Heath

Common is not within easy walking distance of the communities it serves. This does not detract from its recreational value, which is protected by its existing status as common land, but does mean that it is not suitable for designation as a Local Green Space.

For these reasons we consider that the designation of the land as a Local Green Space is unnecessary and furthermore does not meet the tests for designation.

In light of this, we would ask South Gloucestershire Council to review the nomination and consider its deletion before the plan is submitted for examination.

Yours faithfully



PETER ROBERTS
Associate



Local Green Space Consultation – June 2015 Response Form

Your name / organisation:

Sis ton Parish Council

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

[REDACTED]

OR

Councillor John Hunt [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

LGSD912/f – Webbs Heath Common

A) Ownership of Local Green Space

Please indicate if you or your organisation are the landowner:

NO

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

[REDACTED]

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

Not Known

(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 See description of site boundary at '3' below

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)

A collection of old miners cottages are at the southern boundary with the western boundary following a substantial field hedgerow as far as the Forestry Land boundary at the north. It then follows the deep field boundary hedgerow of Webbs Heath Farm across to the former

Poor House. The eastern boundary then continues south on a line to the front of the former school and all other buildings to the very last on that side.

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

This site is highly visible and easily accessible. It has long been used by residents and others for recreational, learning and various leisure pursuits.

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

Recorded this area was worked for coal 1680 – 1750 period and a prominent feature on this skyline being the remains of a Crown drift mine late Victorian chimney. Three large 18th century spoil heaps built from coal waste extracted from coal pits here have also long featured as local landmarks, with these becoming even more prominent when Scotch Pine trees were planted on them during the 19th century. Plentiful seating is available here and this whole area of historic common land will be identified for future protection in the emerging Parish Plan.

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.

A former Poor House and Siston National School building (1826 – 1929) sits on the eastern boundary with various other remains of the former mining community visible across the site. The widely recognised Siston Cricket Club played here early 1900's. A natural pond, plentiful bird and wildlife makes this a valuable and beautiful site for so many visitors. A number of local households also enjoy registered grazing rights across this area. Important to note that a Friends Group has now been formed to help with the future care and management of these areas of Commons.

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

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