

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 28 July 2015 12:58  
**To:** Planning LDF  
**Cc:** Sodbury Town Council  
**Subject:** Your Reference LGSD276 - South Glos Policies Sites and Places Plan - Local Green Space Designation

**Importance:** High

Dear Sirs

On behalf of the Trustees of Chipping Sodbury Town Lands Charity as custodians of 'The Burgage' – Allotments located in Hatters Lane, Chipping Sodbury – Green Space Code LGSD276, please can I firstly comment that the letter was dated 13 July 2015 and received at our offices on 21 July 2015 and referred to an informal consultation period to run for 6 weeks between 18 June and 30 July!

Having undertaken a brief review with the Chairman of the Trustees of the proposal in relation to 'The Burgage', the designation as a green space does raise some concerns. The land was given to the Trust to be used for the benefit of the inhabitants of the Town. Trustees have an obligation to administer this land to maximise the benefit to the Charity and inhabitants, both now and in the future. Therefore, any restrictions such as those proposed would make compliance with this condition potentially difficult. Whilst at present there are no plans to use this site other than its current purpose as allotment plots, Trustees have an overriding duty to meet their obligations to protect the assets and maintain flexibility in future use.

This is an initial response and a further review will be forthcoming once I have received the views and feedback of our Board.

Yours faithfully

[REDACTED]  
Clerk to the Trustees

## Local Green Space Consultation – June 2015 Response Form

Your name / organisation:

CHIPPING SODBURY TOWN LANDS CHARITY

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

TOWN HALL, 57-59 BROAD STREET  
CHIPPING SODBURY  
SOUTH GLOS.  
BS37 6AD

██████████ CLERK TO THE TRUSTEES  
██  
██

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:

### 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)

LGSD276 – ALLOTMENTS IN HATTERS LANE, CHIPPING SODBURY (THE BURGAGE)

#### A) Ownership of Local Green Space

Please indicate if you or your organisation are the landowner:

CHIPPING SODBURY TOWN LANDS CHARITY  
REGISTERED OWNERS AND OFFICIAL CUSTODIANS

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

NOT APPLICABLE

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

YES – HENCE THIS OBJECTION

***(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?

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)

**THIS OBJECTION IS BASED ON THE FACT THAT THE LAND HAS NO SIGNIFICANT BEAUTY, HISTORICAL SIGNIFICANCE OR RECREATION VALUE EXCEPT TO THE FIVE SUB TENANTS. BEING LOCATED ADJACENT TO INDUSTRIAL WORKSHOPS, IT IS NOT PARTICULARLY TRANQUIL. THERE IS PROBABLY SOME WILDLIFE ON THE BORDER OF THE INDIVIDUAL PLOTS, BUT THIS IS NO MORE THAN IN MANY TOWN DOMESTIC GARDENS.**

**THE LAND WAS HELD BY THE BALIFF OF THE TOWN FOR CENTURIES. IN 1795 IT WAS RENTED TO ONE ██████████ AS A Paddock. BY 1867 IT WAS RENTED TO ONE ██████████ ALSO FOR USE AS A Paddock. DURING WORLD WAR II IT WAS USED AS A SCHOOL GARDEN. POST WAR IT REVERTED BACK TO BE RENTED OUT AS A Paddock.**

**THE LAND IS HELD BY THE CHIPPING SODBURY TOWN LANDS CHARITY TO SUPPORT ITS CHARITABLE AIMS AS LAID DOWN IN ITS TRUST DEED. SINCE 1996 THE LAND WAS SUB DIVIDED INTO ALLOTMENT PLOTS.**

**THERE ARE NO PLANS TO DEVELOP THE SITE AT THIS STAGE, BUT DESIGNATING THE SITE AS GREEN SPACE WOULD RESTRICT THE TRUSTEES' SCOPE TO USE THE ASSET FOR BEST USE IN MEETING THE CHARITY'S OBJECTIVES.**

**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)

YES BUT DOES NOT SERVE THE COMMUNITY OTHER THAN THE 5 SUB TENANTS

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

NO

**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.

NOT APPLICABLE

**Please return completed forms by close of business on 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.