

Landowner/leaseholder - Local Green Space Engagement – November 2015 Response Form

Your name / organisation:

TYTHERINGTON PARISH COUNCIL

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

██████████ (clerk)

██████████

██████████

████████████████████

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 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

LGSD992 JUBILEE FIELD AND CORONATION GARDEN

A) Ownership of Local Green Space

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

**OWNER OF JUBILEE FIELD (TEXT OF TITLE ATTACHED) AND
LEASEHOLDER FOR CORONATION GARDEN FROM HANSON PLC.**

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 proposal to designate this land?

YES

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)

N/A

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

SEE ATTACHED MAP

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)

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 AND YES

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

YES

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

YES

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.

Jubilee Field is a small field in the centre of the village alongside Stowell Hill Road and opposite St James Parish Church. It is mainly grass with several mature trees and contains a number of Play equipment (slides, swings, see-saws, climbing frames and basketball hoop) as well several seats and tables. It is used every day by families and children and is the centre for village-wide events such as the May Fayre, barbeques and celebrations. Coronation Garden is opposite Jubilee Field alongside the churchyard and is a grassed area with trees, shrubs and seating. It is a garden of remembrance providing a small area of peace and tranquillity and a place to meditate in relative quiet.

Please return completed forms by close of business on 18th December 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 ODR

Viewing documents

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

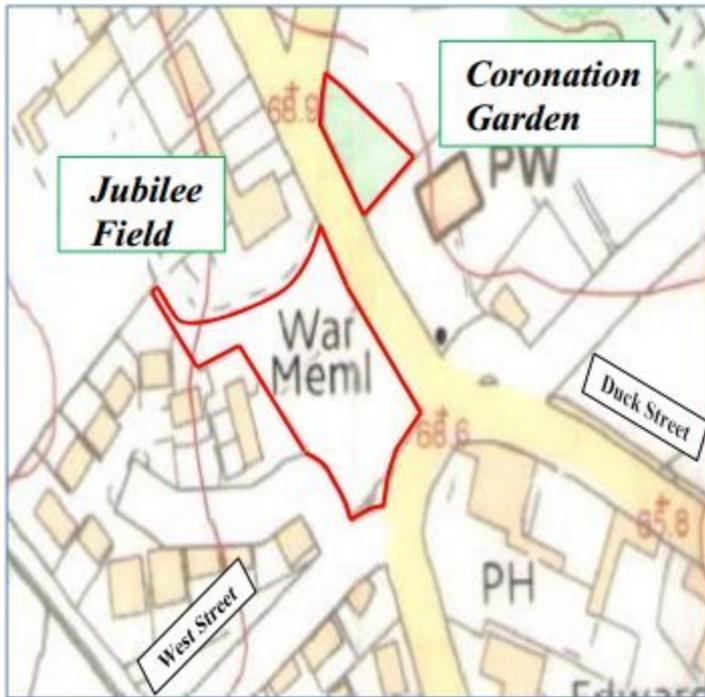
The consultation documents are also available to view online at:

- 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:
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 - 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.

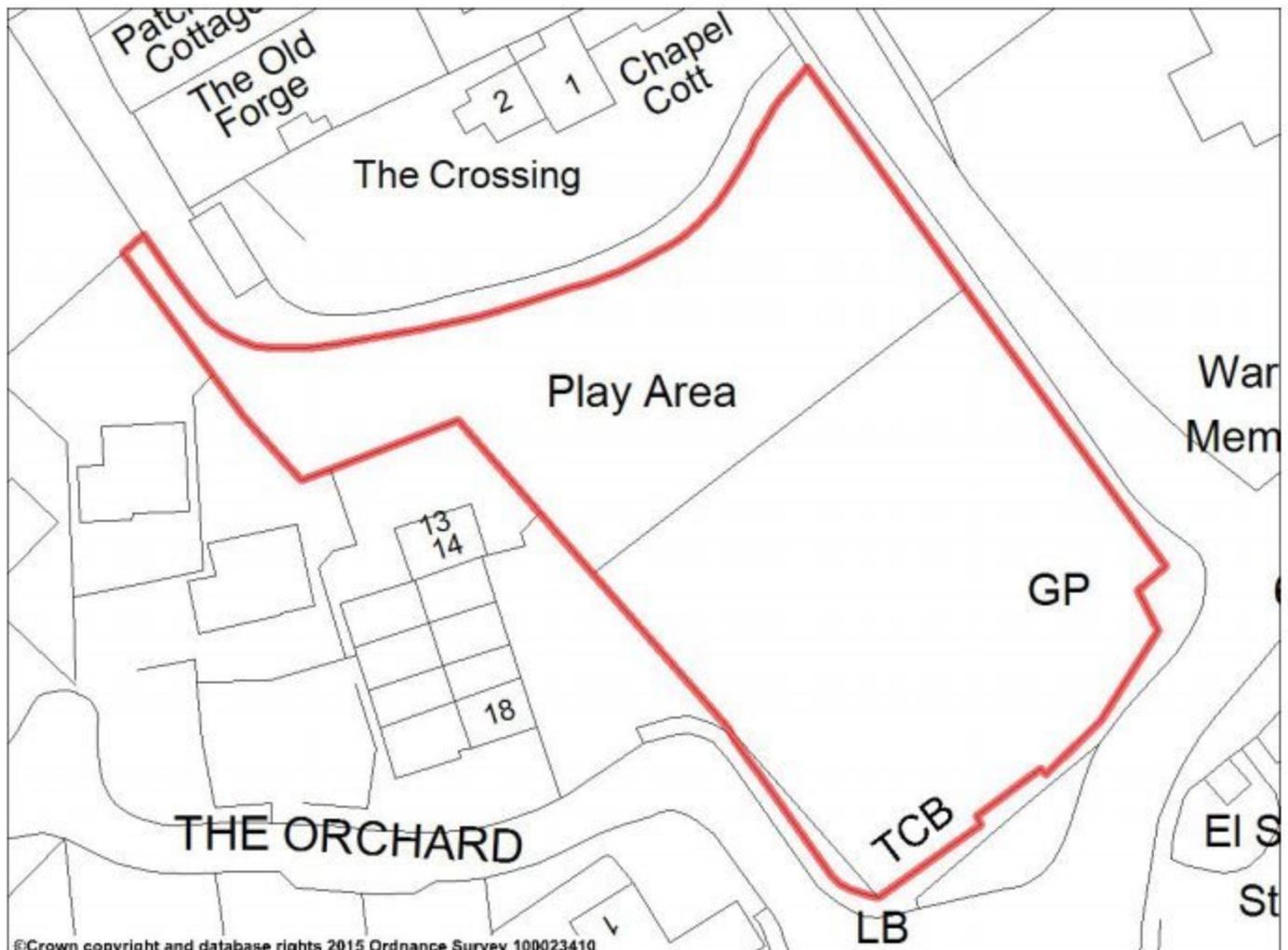
LGSD992 JUBILEE FIELD AND CORONATION GARDEN



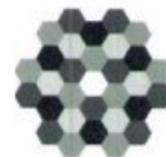
Scale: |←-----100 m-----→| (approx)

Extracted from OS 1:5000

Map of Tytherington



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Official copy of register of title

Title number AV256005

Edition date 22.08.2006

This official copy shows the entries on the register of title on 21 OCT 2015 at 14:46:58.

This date must be quoted as the "search from date" in any official search application based on this copy.

The date at the beginning of an entry is the date on which the entry was made in the register.

Issued on 21 Oct 2015.

Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.

This title is dealt with by Land Registry, Gloucester Office.

A: Property Register

This register describes the land and estate comprised in the title.

SOUTH GLOUCESTERSHIRE

- 1 (08.01.1992) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being [REDACTED]
- 2 (08.01.1992) The mines and minerals reserved by clause 5 of Schedule 2 of the Conveyance dated 1 October 1991 referred to in the Charges Register are excepted from this registration.
- 3 (08.01.1992) The Conveyance dated 1 October 1991 referred to above contains the following provision:-

"1. There is excepted from the sale of the Property the benefit of all covenants easements and stipulations imposed by the Vendor and the Original Purchaser on any past sale of any land and premises for the benefit of the Property and any other and premises then retained by the Vendor and the Original Purchaser or any part of them

2. There are excluded from the sale of the Property all and any rights of light air or otherwise which might prevent or interfere with the use of the Retained Land or any part or parts of it for building or other purposes."

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (02.02.1996) PROPRIETOR: [REDACTED]

C: Charges Register

This register contains any charges and other matters that affect the land.

Title number AV256005

1 (08.01.1992) The land is subject to the following rights granted by a Conveyance of land adjoining the north western boundary of the land in this title and other land plan dated 16 June 1982 made between [REDACTED]

"TOGETHER WITH the rights contained in the Second Schedule hereto

THE SECOND SCHEDULE

To use all service lines now or hereafter in under through or over the adjoining and neighbouring land of the Vendor (hereinafter called "the retained land") for the purpose of taking services to and from the Property."

NOTE: The land in this title is part of the retained land referred to.

2 (08.01.1992) A Conveyance of the land in this title and other land dated 1 October 1991 made between [REDACTED]

"6. The Purchaser covenants with the Vendor and separately with the Original Purchaser to observe and perform the New Restrictive Covenants with the intention that

6.1 the burden of this covenant shall run with and bind each and every part of the Property

6.2 the benefit of this covenant shall be annexed to and run with each and every part of the Retained Land

6.3 the Vendor the Original Purchaser and their respective successors in title and the owner or owners for the time being of the Retained Land shall have power from time to time to waive or vary or release any of the New Restrictive Covenants by any deed or by writing

SCHEDULE 4

The New Restrictive Covenants

1. Not to use the Property or any part of it for any purpose which may be or become a nuisance (whether or not amounting to a legal nuisance) or an annoyance or obnoxious to the Vendor the Original Purchaser or their respective successors in title (including tenants and occupiers) to the Retained Land or any part of it or which tends to diminish or lessen the value of the Retained Land or any building erected on any part of it it being agreed that the residential development of the Property shall not constitute a breach of this covenant

2. Not to object to hamper or to interfere with the conduct in a lawful manner on the Retained Land or land owned or occupied from time to time by the Vendor or any Subsidiary Company or Associated Company of the Vendor of the Protected Businesses not to object to applications for planning permission to develop adjoining or neighbouring land submitted by the Vendor or any Association Company or Subsidiary Company

DEFINITIONS

3. In this Conveyance the following expressions shall have the meanings given to them below

| | Expression | Meaning |
|------------|---------------------------------|--|
| 3.7 in | "the New Restrictive Covenants" | the restrictive covenants set out in Schedule 4 |
| 3.12 or | "Protected Businesses" | the business of and related to the storage processing manufacture handling making merchantable sale disposable or transportation (particularly by a railway by day night) of sand gravel stone or aggregates or any mineral products |

C: Charges Register continued

| | |
|-----------------------------------|---|
| restoration | concrete products ready mixed concrete and coated and other materials including those used for back filling quarries (if any) and ancillary operations including any works of any description whatsoever relating to the landfill |
| | and landscaping or worked out or excavated mineral bearing or other land to agricultural and other uses and the use of such land for residential commercial industrial sporting or leisure activities |
| 3.14 "the Retained Land" it | the remaining land or any part of |
| for | adjoining or neighbouring the Property retained by the Vendor and the Original Purchaser and shown |
| on | the purpose of identification only |
| | the plan attached to a Conveyance made 10 October 1919 between [REDACTED] [REDACTED] [REDACTED] |
| 3.17 "Subsidiary Company" 1985 | has the meaning given to it by Section 736 of the Companies Act |
| the | and a company shall be deemed to be an "Associated Company" for the purpose of this Conveyance if it is the holding company (as so statutorily defined) of or shares |
| or | same holding company as the Vendor the Original Purchaser |

NOTE: Copy of the plan to the Conveyance dated 10 October 1919 filed under AV214144.

3 (08.01.1992) The land is subject to the following rights reserved by the Conveyance dated 1 October 1991 referred to above: -

"Excepting and reserving to the Vendor and the Original Purchaser in fee simple for the benefit of the Retained Land the New Exceptions and Reservations

SCHEDULE 2

The New Exceptions and Reservations

1. The right for the Vendor the Original Purchaser and their respective successors in title to the Retained Land to the transmission of Services through any Service Media which now are or may at any time during the Perpetuity Period be in under or over the Property with power at all times on giving to the owner or occupier for the time being of the relevant part of the Property reasonable notice (except in the case of emergency when no notice shall be required) to enter onto so much as shall be reasonably necessary of the Property for the purpose of repairing renewing maintaining inspecting replacing and cleansing the Service Media and laying any further Service Media and apparatus in order to connect into the Service Media for the purpose of obtaining any Services provided that the rights contained in this clause are at all times subject to the persons exercising those rights making good all damage caused to the Property to the reasonable satisfaction of the owner for the time being of the property affected

2. The right of support from the Property (and all buildings on it) for the Retained Land (and all buildings on it)

C: Charges Register continued

3. The right of uninterrupted and unimpeded access of light and air to the Retained land over the Property it being agreed that such right shall not be interfered with by the development of the Property for residential purposes

4. The right for the Vendor the Original Purchaser and their respective successors in title to the Retained land to drain surface water from the quarries on the Retained Land to the main surface water drain in Stowell Hill/West Street through the Surface Water Drain provided that the Purchaser shall be entitled at its own expense to vary the position (but not reduce the size) of the Surface Water Drain and to connect the same to any other surface water drainage system that the Purchaser may construct on the Property in which event the rights granted by this paragraph shall extend to the varied position of the Surface Water Drain or the other drainage system with power for the Vendor the Original Purchaser and their respective successors in title to the Retained Land at all times on giving to the owner or occupier for the time being of the relevant part of the Property reasonable notice (except in the case of emergency when no notice shall be required) to enter on to so much as shall be reasonably necessary of the Property for the purpose of inspecting maintaining repairing renewing replacing or enlarging the Surface Water Drain the Vendor or the Original Purchaser making good as soon as possible any damage actually occasioned in the exercise of this right provided that the Purchaser shall not vary the position of the Surface Water Drain or connect it into any other surface water drainage system without having given 14 days prior written notice to the Vendor before commencing work and provided that the Purchaser shall have supplied the Vendor with reasonable evidence to prove that such variation or connection will not adversely affect the use by the Vendor and Original Purchaser of the Surface Water Drain and impede the existing capacity for the flow of surface water from the Retained Land

5. The right for the Vendor the Original Purchaser and their respective successors in title to the Retained Land to all stone clay sand gravel and other mines and minerals whatsoever solid liquid or gaseous in on or under the Property but without the right to work the same and without prejudice to the right of the Purchaser to disturb the same in the course of building operations and to dispose of materials only thus severed from the Property provided that the purchaser shall be entitled to sell such materials excavated during the course of digging and laying the foundations for the proposed residential development

6. The right for the Vendor the Original Purchaser and their respective successors in title to the Retained Land on giving to the owner or occupier for the time being of the relevant part of the Property reasonable notice (except in an emergency when no notice shall be required) to enter on to so much of the Property as shall be reasonably necessary for the purpose of maintaining cleaning repairing renewing altering rebuilding and redecorating any structure or building or from time to time on the Retained Land the Vendor or others from time to time exercising such right making good all damage caused

7. The right for the Vendor the Original Purchaser or any Associated Company or any Subsidiary Company of the Vendor or the Original Purchaser and their successors in title to the Retained Land at all times and for all purposes to carry on upon the Retained Land and land which may during the Perpetuity Period be owned or occupied by the Vendor the Original Purchaser or any Subsidiary Company or Associated Company of the Vendor or the Original Purchaser without restriction or complaints and to comply with any conditions or requirements incidental to any planning or other consent authorising the use of such land for the Protected Businesses in any manner which is acceptable to the local planning or other competent authority notwithstanding that the same may interfere with the user of or cause damage to the Property or the owners or occupiers from time to time of it or constitute a nuisance annoyance or inconvenience to such owners or occupiers

DEFINITIONS

3. In this Conveyance the following expressions shall have the meanings given to them below

Local Green Space Consultation – June 2015 Response Form

Your name / organisation:

TYTHERINGTON PARISH COUNCIL

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

[REDACTED ADDRESS AND CONTACT DETAILS]

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

LGSD992 JUBILEE FIELD AND CORONATION GARDEN

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?

Hanson plc (leased to Tytherington Parish Council)

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

NO

(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?

[REDACTED RESPONSE]

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

| |
|---------------------|
| See Attached |
|---------------------|

| |
|----------------------|
| Not Available |
|----------------------|

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)

| |
|-----------|
| 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 and YES |
|-------------------|

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

| |
|------------|
| YES |
|------------|

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

YES

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:

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Jubilee Field is a small field in the centre of the village alongside Stowell Hill Road and opposite St James Parish Church. It is mainly grass with several mature trees and contains a number of Play equipment (slides, swings, see-saws, climbing frames and basketball hoop) as well several seats and tables. It is used every day by families and children and is the centre for village-wide events such as the May Fayre, barbeques and celebrations.

Coronation Garden is opposite Jubilee Field alongside the churchyard and is a grassed area with trees, shrubs and seating. It is a garden of remembrance providing a small area of peace and tranquillity and a place to meditate in relative quiet.

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

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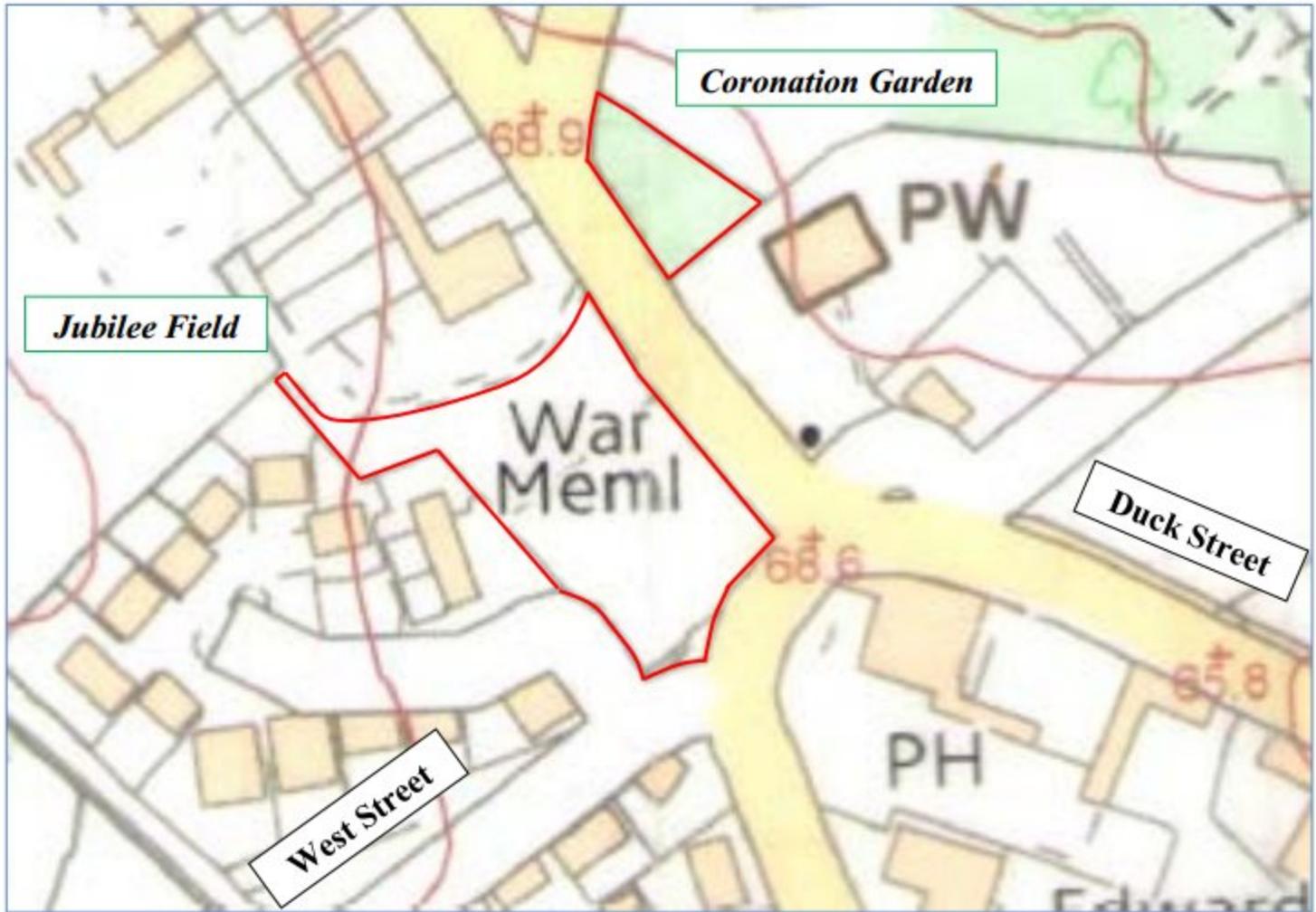
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LGSD992 JUBILEE FIELD AND CORONATION GARDEN



Scale: |←-----100 m-----→| (approximately)

Extracted from OS 1:5000 Map of Tytherington