

## South Gloucestershire Policies, Sites and Places Plan: Local Green Space Designation Consultation: Unparished Area, Woodstock Ward

*Justification provided by Woodstock councillors, Gareth Manson, Andy Perkins and Pat Rooney. July 2015.*

Green Space Code	Name of Nominated Space	Justification
LGSD398	1. Beacon Rise Primary School Playing Fields	Following officer advice that school playing fields would not, for a number of reasons, normally be suitable for designation, we are no longer proposing this site.
LGSD399	2. Court Road Play Area	<ul style="list-style-type: none"> <li>• This site is a children’s play area and is one of few in the ward we represent.</li> <li>• It is heavily used by the local population and is close to a local primary school (Beacon Rise) in a built up urban area. It is overlooked by many properties and is accessible to anyone.</li> <li>• SGC spent a sizable sum of money renewing play equipment here around 2009.</li> <li>• Planning permission has been granted on a large industrial site nearby (Douglas motorcycle works) for 375 units of housing. This development will inevitably increase the demand on and need for local play facilities such as this at Court Road.</li> <li>• This play area along with the adjacent playing field (LGSD400 – Tippetts Road) has been used in the past as a venue for the Kingswood Bus Project (a voluntary, mobile, outreach youth project)</li> </ul>
LGSD400	3. Tippetts Road Playing Field	<ul style="list-style-type: none"> <li>• Tippetts Road and Pettigrove Road (LGSD401) are a pair of complimentary playing fields either side of Court Road. Both are open spaces (playing fields) valued and well used by the local population. Historically, Tippetts Road has tended to be for informal play whereas Pettigrove Road has tended to be more for recreational use such as dog walking/exercise.</li> <li>• It is close to a local primary school (Beacon Rise) in a built up urban area. It is overlooked by many properties and is accessible to anyone. It provides a ‘green lung’ effect, serving to break up the bricks and mortar of an urban area.</li> <li>• SGC has spent considerable sums of (s106) money on this playing field in the past 6 years. These are complimentary to the informal works being implemented on the Pettigrove Road (LGSD401) site. The entire field was stripped to improve drainage. A path has been built around the perimeter of the field with complementary additional planting and four pieces of outdoor exercise equipment installed at intervals around it. A MUGA has been built and is very heavily used by young people. The foundations have been laid for a mini skate park, the equipment for which is supposed to be being installed imminently. And along the second road which borders the site (Hopps Road), SGC has created a parking area (shared with Hopps Road residents) on a former grass verge to serve the increased number of visitors.</li> <li>• Aside from already built housing growth (which brought the s106 improvements), planning permission has been granted on a large industrial site nearby (Douglas motorcycle works) for</li> </ul>

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		<p>375 units of housing. This development will inevitably further increase the demand on and need for facilities such as this.</p> <ul style="list-style-type: none"> <li>• This playing field area along with the adjacent children’s play area (LGSD399 – Court Road Play Area) has been used in the past as a venue for the Kingswood Bus Project (a voluntary, mobile, outreach youth project).</li> <li>• It is our understanding that the playing field sits on a former clay pit so is unlikely to be suitable for development.</li> <li>• It is surrounded on two sides by mature hedging.</li> </ul>
LGSD401	4. Pettigrove Road Playing Field	<ul style="list-style-type: none"> <li>• Pettigrove Road and Tippetts Road (LGSD400) are a pair of complimentary playing fields either side of Court Road. Both are open spaces (playing fields) valued and well used by the local population. Historically, Tippetts Road has tended to be for informal play whereas Pettigrove Road has tended to be more for recreational use such as dog walking/exercise.</li> <li>• It is close to a local primary school (Beacon Rise) in a built up urban area. It is overlooked by many properties and is accessible to anyone. It provides a ‘green lung’ effect, serving to break up the bricks and mortar of an urban area.</li> <li>• SGC is in the process of spending considerable sums of (s106) money on this playing field – part of works which are complimentary to those implemented on the Tippetts Road (LGSD400) site. The works to Pettigrove Road are more informal to create a more park like atmosphere with paths being constructed and a lot of complementary additional planting.</li> <li>• Aside from already built housing growth (which brought the s106 improvements), planning permission has been granted on a large industrial site nearby (Douglas motorcycle works) for 375 units of housing. This development will inevitably further increase the demand on and need for facilities such as this.</li> <li>• It is surrounded on all sides by a mature hedge and large trees.</li> </ul>
LGSD402	5. Upper stretches of Magpie Bottom (Potterswood)	<ul style="list-style-type: none"> <li>• The site is well used by the local population for recreational use such as walking, exercising pets etc. The western edge of the site is on the [historic] border with Bristol City Council and will undoubtedly be used by BCC residents as well. SGC maintains a number of benches and litter bins in the area – recognising its use.</li> <li>• It is surrounded by many properties and is accessible to anyone. It provides a ‘green lung’ effect, serving to break up the bricks and mortar of an urban area.</li> </ul>

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		<ul style="list-style-type: none"> <li>• The area is heavily vegetated so has considerable ecological value.</li> <li>• It forms part of green corridor linking Hanham in the south with Kingswood.</li> <li>• A Friends Of Magpie Bottom Group is in existence who have invested time and money in improving the whole of Magpie Bottom.</li> </ul>
LGSD403	6. John Cabot Academy Grounds	Following officer advice that school playing fields would not, for a number of reasons, normally be suitable for designation, we are no longer proposing this site.
LGSD404	7. Kingswood Foundation Estate	<ul style="list-style-type: none"> <li>• The site is in a built up area. It is overlooked by many properties. It is open to the public as well as employees and visitors to the many operations carried out at the Foundation. It provides a 'green lung' effect, serving to break up the bricks and mortar of an urban area and it provides visual relief within the site itself. The site is on the border with Bristol City Council and is as readily usable by BCC residents as it is SGC residents.</li> <li>• The small areas of green space identified for this location are used for informal recreation. On a visit to the site during the summer, you will find people having their lunch there and you can see people from Circomedia and gymnastics clubs (housed within the site) using this green space as somewhere to practice outside.</li> </ul>
LGSD405	8. Waters Road Allotments	<ul style="list-style-type: none"> <li>• The site is an allotment, valued by people who wish to grow their own produce and do know have access to enough space of their own.</li> <li>• There is a waiting list for allotments with 16 names on it demonstrating the demand for them.</li> <li>• The site is in a built up area. It is overlooked by many properties. Aside from its function, it provides a visual 'green lung' effect for residents generally, serving to break up the bricks and mortar of an urban area.</li> <li>• In 2012, SGC spent considerable sums of money reinforcing the boundary to the site on Beverstone (to the south west) after it started to encroach on residential properties.</li> <li>• The allotments have the obvious ecological impact in terms of pollinating insects attracted to produce being grown.</li> </ul>
LGSD406	9. Former Wesleyan Methodist Burial Ground	<ul style="list-style-type: none"> <li>• The site is in a built up area. It is overlooked by many properties, some of which are within Bristol City Council.</li> <li>• The site is inaccessible to anyone as it is completely overgrown. It does, however, provide a visual 'green lung' effect for residents generally, serving to break up the bricks and mortar of an urban area.</li> </ul>

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		<ul style="list-style-type: none"> <li>• The overgrown nature of the site undoubtedly provides an ecological value.</li> <li>• SGC has spent considerable sums of money on rebuilding perimeter walls and enforcement action dealing with the neglect of the site by its absentee owner.</li> <li>• Local members have been campaigning for the best part of 10 years to get improvements made to the site. We are in touch with around 50 individuals who have relatives buried there. Our work has included establishing the support for a Friends group. Whilst the support is there, any progress on the site requires the consent of the owner. As the owner is absent, progress is at a standstill.</li> <li>• The burial ground includes a number of war graves which the CWGC are considering rededicating on this site. There are also many large monument type gravestones.</li> <li>• The site is part of a Grade 2 listed site dating back to the mid 1850s and forms part of Kingswood's rich Methodist history.</li> </ul>
LGSD407	10. Blackhorse Road Wesleyan Chapel (Burial Grounds)	<ul style="list-style-type: none"> <li>• Administrative Note: On the map accompanying this site, you have two areas delineated. Due to the fact that these two are in different ownerships, it would be better to separate them out. The northern most area is owned by the same (absentee) owner who owns the land under LGSD406 so would sit better with that site. We suggest, therefore, the LGSD407 concerns itself only with the rectangular section of burial ground between the ruined chapel and Blackhorse Road.</li> <li>• The site is in a built up area. It is overlooked by many properties.</li> <li>• The site is inaccessible to anyone as it is completely overgrown. It does, however, provide a visual 'green lung' effect for residents generally, serving to break up the bricks and mortar of an urban area.</li> <li>• The overgrown nature of the site undoubtedly provides an ecological value.</li> <li>• The site, along with the chapel, recently went to auction.</li> <li>• This section of burial ground contains some of the oldest graves within the whole burial ground (LGSD406 and 407) and included a number of large monument type gravestones.</li> <li>• The site is part of a Grade 2 listed site dating back to the mid 1850s and forms part of Kingswood's rich Methodist history.</li> </ul>
LGSD408	11. Moravian Road Church Ground	<ul style="list-style-type: none"> <li>• The site is in a built up area on the edge of Kingswood town centre.</li> <li>• It is overlooked by residential and business properties.</li> </ul>

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		<ul style="list-style-type: none"> <li>• The site is open to the public and is accessible to anyone.</li> <li>• It is a small peaceful area of green space close to the town centre which people use to get away from the hustle and bustle of the town centre – e.g. at lunchtimes.</li> <li>• As part of the Moravian Church, it forms part of Kingswood’s deep non conformist history.</li> </ul>
LGSD409	12. Kingswood Congregational Church Grounds	<ul style="list-style-type: none"> <li>• The site is in a built up area on the edge of Kingswood town centre.</li> <li>• It is overlooked by residential and business properties.</li> <li>• The site is open to the public and is accessible to anyone.</li> <li>• It is a small area of green space close to the town centre which people use to get away from the hustle and bustle of the town centre – e.g. at lunchtimes.</li> </ul>
LGSD410	13. Kingswood Cemetery	<ul style="list-style-type: none"> <li>• The site is in a built up area on the edge of Kingswood town centre.</li> <li>• It is overlooked by many residential and business properties.</li> <li>• The site is open to the public and is accessible to anyone.</li> <li>• This is the main cemetery for Kingswood’s parish church (Holy Trinity).</li> <li>• Although no longer offering new plots, graves are still very recent and visited regularly by relatives.</li> <li>• The cemetery contains numerous large trees and extensive vegetation.</li> </ul>
LGSD411	14. Kingswood Park	<ul style="list-style-type: none"> <li>• The site is in a built up area on the edge of Kingswood town centre.</li> <li>• It is overlooked by many residential and business properties.</li> <li>• The site is open to the public and is accessible to anyone.</li> <li>• The park is THE local municipal park in Kingswood. This year marks the park’s 80<sup>th</sup> birthday.</li> <li>• The park hosts numerous well attended events throughout the year and is home to a local bowls club.</li> <li>• There is a very active Friends Group with ambitious plans for the future.</li> <li>• SGC has spent considerable sums of money on play equipment, landscaping and other general improvements.</li> </ul>
LGSD412	15. Orchard Road Allotments (Lantern Bottom)	<ul style="list-style-type: none"> <li>• The site is an allotment, valued by people who wish to grow their own produce and do know have access to enough space of their own.</li> <li>• There is a waiting list for allotments with 16 names on it demonstrating the demand for them.</li> </ul>

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		<ul style="list-style-type: none"> <li>• The site is in a built up area. It is overlooked by many properties. Aside from its function, it provides a visual ‘green lung’ effect for residents generally, serving to break up the bricks and mortar of an urban area.</li> <li>• The allotments have the obvious ecological impact in terms of pollinating insects attracted to produce being grown.</li> <li>• Allotment holders have, in the past, shown no reluctance to contact us when issues have arisen.</li> </ul>
LGSD413	16. Grimsbury Road Playing Fields	<ul style="list-style-type: none"> <li>• Administrative Note: The existing spreadsheets which officers maintained have reference to schools on them. This is INCORRECT. This site has no links with any local schools and is certainly not for the exclusive use of a school.</li> <li>• The playing fields are in a built up urban area. They area is overlooked by many properties and is accessible to anyone. It provides a visual ‘green lung’ effect, serving to break up the bricks and mortar of an urban area.</li> <li>• The playing fields are used both informally by local residents (exercise, dog walking etc) and formally, particularly by Kingswood Rugby Club. The latter is a growing organisation with in excess of 500 members and many teams competing in local leagues including Women’s teams and many Junior teams. They have ambitious plans for the future of their club.</li> <li>• The site is also used to host other events throughout the year such as travelling fairs, car boot sales etc.</li> <li>• It is surrounded on three sides by mature hedging.</li> </ul>
LGSD414	17. Oakridge Close Play Area	<ul style="list-style-type: none"> <li>• This site is a small children’s play area and is one of few in the ward we represent.</li> <li>• It is well used by the local population in a built up urban area. It is overlooked by many properties and is accessible to anyone.</li> <li>• The play area was constructed as part of a redevelopment of a council owned garage site (now Jubilee Close) and was transferred to SGC about 5 years ago.</li> <li>• The play area is fronted by a beech hedge.</li> </ul>
LGSD415	18. Staverton Way / Rodborough Way / Whitcroft Way	<ul style="list-style-type: none"> <li>• The whole area is a pedestrianised area of housing. It is surrounded by many dozens of houses who front onto these grassed areas.</li> </ul>

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		<ul style="list-style-type: none"> <li>• The areas provide valued green space serving to break up the bricks and mortar of an urban area. Apart from the visual value of the areas, they tend to be used as safe informal play areas by children where they can be readily observed by their families.</li> <li>• We (local councillors) have been working with local residents to enhance some of these spaces with wild flower planting, additional trees and wooden sculptures. We held two open days on the open spaces to discuss plans, hosted a bird box / bug box / planter building workshop and then a community bulb planting day.</li> <li>• The area is part of a 'green corridor' connecting wider communities and amenities in the central and south eastern parts of the ward and providing a route away from roads for pedestrians connecting with shops at Westons Way and beyond (near LGSD420 → 422 → 418) and potentially to schools (416). Officers have wider plans in Kingswood which will serve to build on this 'green corridor' theme.</li> <li>• There is considerably overlap between the work we have been engaged with to enhance these open spaces with the on going efforts of the Friends of Grimsbury Farm nearby.</li> </ul>
LGSD416	19. Courtney Primary School Playing Field	Following officer advice that school playing fields would not, for a number of reasons, normally be suitable for designation, we are no longer proposing this site.
LGSD417	20. Courtney View	<ul style="list-style-type: none"> <li>• This site includes a small children's play area and is one of few in the ward we represent.</li> <li>• The play area was constructed as part of a redevelopment of a former school for children with special needs (now Courtney View) and was transferred to SGC in the past couple of years.</li> <li>• It is well used by the local population in a built up urban area. It is overlooked by many properties and is accessible to anyone. The site as a whole provides a visual 'green lung' effect, serving to break up the bricks and mortar of an urban area.</li> <li>• There is a small community group based around the new residents of Courtney View and we are aware that this group hold events centred on the play area.</li> </ul>
LGSD418	21. Woodstock Open Space	<ul style="list-style-type: none"> <li>• The area as a whole provides an important large scale 'green lung' in a very built up area providing quality opportunities for informal recreation.</li> <li>• The area is part of a 'green corridor' connecting wider communities and amenities in the central and south eastern parts of the ward (via 422 (shops at Westons Way) → 420</li> </ul>

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		<p>(Westons Way open space) → 418 (Staverton Way) → Grimsbury Farm). Officers have wider plans in Kingswood which will serve to build on this ‘green corridor’ theme.</p> <ul style="list-style-type: none"> <li>• Numerous paths into and within the site also provide a means for walking to Courtney School (just to the north of the location).</li> <li>• Central within the site is a very well used large equipped (and fence) children’s play area. There are additional large pieces of equipment alongside (e.g. a zipwire). SGC has spent considerable sums of money improving the play equipment here in the past 5 years.</li> <li>• SGC has also invested sizable sums of s106 money on enhancing the ecological value of the open space through planting.</li> <li>• We, as local members, also campaigned (successfully) for a proper tarmacked footpath connecting Lavers Close and new houses built on Lintham Drive as this was proving to be a popular route to shops at Westons Way.</li> <li>• We, as local members, also funded an additional street light within the area (behind houses on Wedmore Close).</li> <li>• All parts of the site (with the exception of the chunk noted below) are fully accessible to the public.</li> <li>• Administrative Note: On the map which officers have provided, right at the bottom right hand corner of the delineated area, is a chunk of land almost cut off from the rest (circled in the diagram below);</li> </ul> <div data-bbox="1240 1018 1675 1350" style="text-align: right;"> </div>

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		<p>Unlike the rest of the land being considered here (which is owned by SGC), this small section is owned privately. There used to be informal paths through here to the actual Woodstock Open Space but in recent years the land has become completely overgrown with brambles.</p>
LGSD419	22. Our Lady of Lourdes Primary RC School Playing Field	<ul style="list-style-type: none"> <li>• Unlike other school playing fields which have been proposed within Woodstock, we wish to see this remain on the list and be tested.</li> <li>• Unlike other school playing fields (e.g. Beacon Rise (398), John Cabot (403) and Courtney (416)) where the schools have redeveloped parts of their playing fields in order to expand their schools, Our Lady of Lourdes School has not done this. Indeed, 4 years ago it was prepared to dispose of a sizable chunk of this relatively small playing field to housing developers in order to provide them with vehicular access to a near land locked site to the east (22 Woodland Terrace – LGSD997).</li> <li>• The planning application (PK11/1350/F) was refused and one reason given was <i>“The development by reason of the loss of playing field space would be detrimental to the health and well being of users of the school contrary to policy...”</i></li> <li>• If the ‘trustees’ of this playing field are prepared to do this, rather than see the playing field potentially be used for educational purposes, we believe that it should be considered for protection.</li> <li>• The site is, obviously, only usable by pupils and the school. It is, however, overlooked by a number of residential properties and provides visual green relief in an otherwise built up urban area.</li> <li>• Around 6 years ago, Woodstock councillors gave each of the four primary schools in our ward £3000 each from our allocation of the Housing Revenue Account which was left over after transfer of council houses to Merlin Housing. Our Lady of Lourdes used their £3000 to enhance an outdoor play area. This area would be within the proposed designated site.</li> <li>• A PROW runs alongside the site.</li> </ul>
LGSD420	23. Westons Way	<ul style="list-style-type: none"> <li>• The site is an open space / playing field, bordered by houses on Cock Road, Lower Cock Road, Worthy Close and Westons Way. It is also overlooked by properties on Gee Moors and Lintham Drive.</li> <li>• It is located in a dense urban area and provides an important resource and ‘green lung’ for local residents for informal recreation and play.</li> </ul>

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		<ul style="list-style-type: none"> <li>• SGC has installed goal posts on the open space which are well used by local young people. These posts were installed about 8 years ago to help combat ASB in adjacent areas – and work well.</li> <li>• SGC has also invested money in improving the drainage on the site. And recently a considerable number of saplings have been planted around the perimeter.</li> <li>• The area is part of a ‘green corridor’ connecting wider communities and amenities in the central and south eastern parts of the ward (from 418 → 422 (shops at Westons Way) → 420 (Westons Way open space) → 418 (Staverton Way) → Grimsbury Farm). Officers have wider plans in Kingswood which will serve to build on this ‘green corridor’ theme.</li> <li>• SGC has recently (May) constructed speed tables on Westons Way (road to the west of the area) to slow traffic speeds. One table has been located in such a way that it provides a surface alternative to the subway for pedestrians crossing the road and who will be walking between this location and the shops at Westons Way and further beyond via 422 – part of the ‘green corridor’ we mention above).</li> <li>• All parts of the site are fully accessible to the public.</li> <li>• We are aware that past landlords of The Old Plough PH have contacted SGC regarding using the open space for hosting events.</li> </ul>
LGSD421	24. Wedmore Close	<ul style="list-style-type: none"> <li>• The site is in a built up area and is overlooked by residential properties on Wedmore Close. It is close to a path leading to the Woodstock Open Space (LGSD418).</li> <li>• The site is open to the public and is accessible to anyone. It used to be the location for a small equipped play area, although now removed.</li> <li>• It is a small area of green space which provides some green relief in a very built up area.</li> <li>• Our observations of its use is that it is used by dog walkers for exercising their pets, although it does have a bench.</li> <li>• It is maintained by SGC.</li> </ul>
LGSD422	25. Gee Moors	<ul style="list-style-type: none"> <li>• This site is complementary to LGSD418 and, to all intents and purposes, is an extension of it so the justification is largely the same.</li> <li>• The area as a whole provides an important large scale ‘green lung’ in a very built up area providing quality opportunities for informal recreation.</li> </ul>

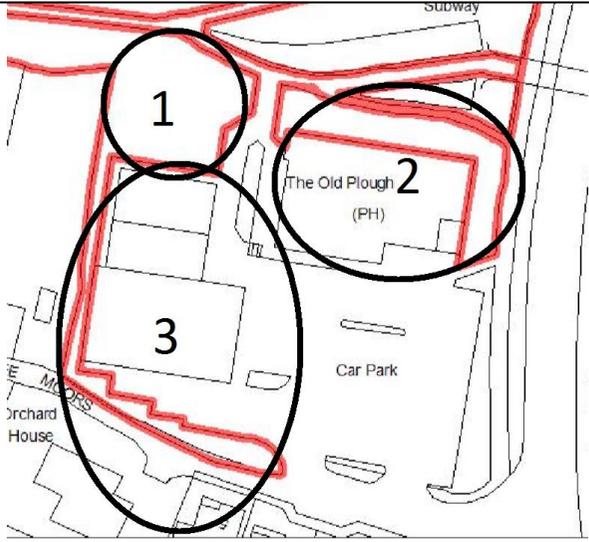
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		<ul style="list-style-type: none"> <li>• The area is part of a ‘green corridor’ connecting wider communities and amenities in the central and south eastern parts of the ward (from 418 → 422 (shops at Westons Way) → 420 (Westons Way open space) → 418 (Staverton Way) → Grimsbury Farm). Officers have wider plans in Kingswood which will serve to build on this ‘green corridor’ theme.</li> <li>• Numerous paths into and within the site also provide a means for walking to Courtney School (just to the north of the location).</li> <li>• SGC has recently (May) constructed speed tables on Westons Way (road to the east of the area) to slow traffic speeds. One table has been located in such a way that it provides a surface alternative to the subway for pedestrians crossing the road and who will be walking between this location and 420 – part of the ‘green corridor’ we mention above).</li> <li>• To the immediate south of this green space are a number of shops at Westons Way.</li> <li>• The small rectangular section of green space identified in the north of the map provides a welcome green space for residents of Wedmore Close and Bredon Close whose houses surround this site. It is entirely pedestrianised with no vehicular access. It is used for informal recreation and allows children to play whilst being overlooked by their families.</li> <li>• All parts of the site (with the exception of the chunks noted below) are fully accessible to the public.</li> <li>• Administrative Note: With reference of the part of the map below, a few bits can be removed, viz;</li> <li>• Chunk 1: This is privately owned – although you would not know it if you visited the location. It did have planning permission to build on it (as an extension to the buildings to the south) although this has probably expired.</li> <li>• Chunk 2: This is hedging around The Old Plough PH.</li> <li>• Chunk 3: Thin slithers of hedging around the back and side of Tesco's</li> </ul>

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LGSD423	26. Kingsleigh Gardens	<ul style="list-style-type: none"> <li>• The site is in a built up area and is overlooked by residential properties on Kingsleigh Gardens, Westons Way and Courtney Way.</li> <li>• The site is open to the public and is accessible to anyone.</li> <li>• It is a small area of green space which provides some green relief in a very built up area.</li> <li>• Its location next to a busy road precludes its use for any informal play or recreation. Our observations of its use is that it is used by dog walkers for exercising their pets.</li> <li>• It is maintained by SGC and hosts a litter bin.</li> <li>• On all sides other than that facing Westons Way, it is bounded by a thick mature hedge with a number of mature trees.</li> </ul>
LGSD431	27. Barter Close / Dragonfly Close	<ul style="list-style-type: none"> <li>• Administrative Note: Hopefully, when we met with officers to de brief us about green space designation, the following has already been noted. However, for completeness we will mention it again here. Under Column 2 of the existing spreadsheet, officers have included comments to the effect that this land is “already allocated for another use in the Local Plan”. This is INCORRECT. This belief is based upon the old local plan in which the land here was allocated for housing. That housing has now been fully built out (completed ca. 2007/8). The</li> </ul>

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Green Space Code	Name of Nominated Space	Justification
		<p>pieces of land we propose for green space designation are open spaces within this new housing development.</p> <ul style="list-style-type: none"> <li>• These three areas being proposed are the only green amenity land within this new 120 dwelling estate.</li> <li>• All three bits of land are now adopted and maintained by SGC. It took the developers 6 years to bring them up to adoptable standards.</li> <li>• For local residents, many of whom live in flats, these small pieces of green space provide some very welcome green visual relief in a very built up area of Kingswood.</li> <li>• They are large enough to provide space for children to play and run around on whilst being overlooked by their families.</li> <li>• The larger (central) piece being proposed forms part of a pedestrianised thoroughfare from Wood Road to Douglas Road. Eventually, when the former Douglas motorcycle works to the south of Douglas Road is redeveloped for 375 units of housing (the developers have their planning permission), this green space at Barter Close / Dragonfly Close is intended to be a northern extension to pedestrianised routes through the Douglas works site enabling people to walk off road quite a considerable distance to reach Kingswood town centre.</li> </ul>
LGSD997	28. Woodland Terrace	<ul style="list-style-type: none"> <li>• This is a sizable piece of privately owned land. It currently has a large house on it with a large garden. The site is accessed by a privately owned single track shared access driveway off Woodland Terrace.</li> <li>• A planning application to redevelop the site for 23 units of housing was refused in 2011 (PK11/1350/F). Refusal reasons were loss of school playing field (see LGSD419 above), crossing of a PROW and lack of amenity space for future occupiers.</li> <li>• The site is adjacent to a complex of sheltered housing for elderly residents (Abraham Fry House and Petherton Close).</li> <li>• The large garden of the site has ecological value. The site is surrounded on three sides by dense residential accommodation (Woodland Terrace and Orchard Road to the north, Greenbank View flats to the east, Abraham Fry House and Petherton Close to the south) and the provides those residents with important green visual relief in a very built up area.</li> <li>• A PROW runs alongside the site.</li> </ul>

[REDACTED]

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**From:** Andrew Lane  
**Sent:** 12 August 2015 10:46  
**To:** Planning LDF  
**Cc:** Lucy Paffett  
**Subject:** FW: Local Green Space Designation

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hi Lucy,

Please can you check this email response is on your spreadsheet.

Thanks

Andrew Lane  
Principal Planning Officer

[REDACTED]

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**From:** Ian Boulton  
**Sent:** 22 July 2015 06:27  
**To:** Andrew Lane [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** FW: Local Green Space Designation

Dear Andrew,

The Staple Hill contribution for you.

Best wishes,

[REDACTED]

**Cllr Ian Boulton**  
Labour Councillor for Staple Hill

You can find me on Twitter [REDACTED]

LGSD1065 Kingswood Leisure Centre (This is the car park and site of the Leisure Centre Building)

Why the space is significant: Beauty

Why the space is significant: Historical

Why the space is significant: Recreational

Why the space is significant: Tranquillity

Why the space is significant: Wildlife

Why the space is significant: Other

## LGSD383 Staple Hill Leisure Centre Playing Field (should be known as Kingswood Leisure Centre Playing Fields)

Why the space is significant: Beauty

Why the space is significant: Historical

Why the space is significant: Recreational

An integral facility attached to Kingswood Leisure Centre providing sports pitches and facilities for local residents and visitors alike. Open space is used by walkers when not in use for sports.

The Children's Play area is a valued facility in this built-up neighbourhood.

Why the space is significant: Tranquillity

Provides a green space for local residents and often used as a retreat for local workers during their lunch hour.

Why the space is significant: Wildlife

Why the space is significant: Other

This is a well-loved area referred to by older residents as the Kleeneze field where they had been allowed to play and where there were some shelters used during air raids in the last World War.

## LGSD384 Crown Lane Allotments

Why the space is significant: Beauty

Why the space is significant: Historical

Why the space is significant: Recreational

A popular allotment site encouraging residents to exercise and eat healthily. Allotment space is much needed in this area.

Why the space is significant: Tranquillity

Why the space is significant: Wildlife

Why the space is significant: Other

Allotments support the Council strategy for healthy living.

## LGSD385 Morley Close

Why the space is significant: Beauty

Why the space is significant: Historical

Why the space is significant: Recreational

Why the space is significant: Tranquillity

An important asset in this cul-de-sac housing elderly residents

Why the space is significant: Wildlife

Why the space is significant: Other

The bungalow gardens are extremely small on the whole and this green space provides an area where elderly residents can socialise.

## LGSD386 Soundwell Playing Fields (Should be known as Staple Hill Primary School Playing Field)

Why the space is significant: Beauty

Why the space is significant: Historical

Why the space is significant: Recreational

Why the space is significant: Tranquillity

Why the space is significant: Wildlife

Why the space is significant: Other

## LGSD387 Kendal Road

Why the space is significant: Beauty

Why the space is significant: Historical

Why the space is significant: Recreational

Why the space is significant: Tranquillity

Why the space is significant: Wildlife

Why the space is significant: Other

## LGSD390 Acacia Road (Should be combined with LGSD429 Irving Close and known as Bristol to Bath Railway Path)

Why the space is significant: Beauty

The Bristol to Bath Railway Path is of regional importance as an area of beauty which incorporates natural and manmade beauty including an arts trail and items of historical interest.

Why the space is significant: Historical

The path follows an old railway line with many items of historical interest including the old Staple Hill station platform.

Why the space is significant: Recreational

The path is of regional importance as a recreational facility

Why the space is significant: Tranquillity

The path provides a safe car free route between Bristol and Bath which is popular as a route for cyclists and pedestrians alike

Why the space is significant: Wildlife

The path is a significant wildlife corridor between open countryside and the centre of the City of Bristol. It provides a habitat for many types of birds, invertebrates, foxes, badgers and bats.

Why the space is significant: Other

This is a much valued area which has promoted community involvement with residents working to protect this green space.

## LGSD391 Christchurch Playing Fields

Why the space is significant: Beauty

Why the space is significant: Historical

Why the space is significant: Recreational

Why the space is significant: Tranquillity

Why the space is significant: Wildlife

Why the space is significant: Other

## LGSD392 Pleasant Amenity Space (should be known as Pendennis Estate)

Why the space is significant: Beauty

Merlin Housing Association have recently invested [REDACTED] in landscaping this area to provide community orchards, wild flower meadow planting, new hedging and trees as well as picnic areas and community spaces.

Why the space is significant: Historical

Why the space is significant: Recreational

This area is used for community festivals as well as recreational space. Tables and seating have been provided to encourage community usage.

Why the space is significant: Tranquillity

Why the space is significant: Wildlife

Why the space is significant: Other

This space is of particular importance to the families living in the flats which were built to house older people .The absence of individual gardens and the significant distance from other open spaces means that this is the only area where children can play.

## LGSD393 Page Park

Why the space is significant: Beauty

Page Park is over 100 years old and is an excellent example of an Edwardian Park. With mature trees, a sensory garden, a working clock tower and the recently restored bandstand, Page Park is the jewel in the crown of Staple Hill.

Why the space is significant: Historical

Page Park is currently awaiting the result of the second round of a Heritage Lottery Fund grant in recognition of its historical importance to the area.

Why the space is significant: Recreational

With the bowls facilities, cricket pitch, football pitches, children's play facilities, bandstand, running routes, sensory garden, play group and site for various community events Page Park is a hub for recreational activities.

Why the space is significant: Tranquillity

Page Park is a popular destination for residents and local workers.

Why the space is significant: Wildlife

Page Park provides an essential urban habitat for bats, birds, invertebrates and foxes

Why the space is significant: Other

Among residents there is a sense of ownership since they are involved in the developments which take place through the work of the Friends of Page Park

## LGSD394 The Hawthorns

Why the space is significant: Beauty

Why the space is significant: Historical

Why the space is significant: Recreational

Why the space is significant: Tranquillity

Why the space is significant: Wildlife

Why the space is significant: Other

## LGSD395 The Tynings Playing Field

Why the space is significant: Beauty

Why the space is significant: Historical

Why the space is significant: Recreational

Why the space is significant: Tranquillity

Why the space is significant: Wildlife

Why the space is significant: Other

## LGSD397 Staple Hill Primary School (Should be known as Staple Hill Old Primary School)

Why the space is significant: Beauty

Why the space is significant: Historical

Why the space is significant: Recreational

Why the space is significant: Tranquillity

Why the space is significant: Wildlife

Why the space is significant: Other

## LGSD428 St Johns Close (James Close )

Why the space is significant: Beauty

Why the space is significant: Historical

Why the space is significant: Recreational

Why the space is significant: Tranquillity

Why the space is significant: Wildlife

Why the space is significant: Other..

It provides space where elderly residents and indeed the younger residents can socialise in a built-up area.

## LGSD429 Irving Close (Should be combined with LGSD390 Acacia Road and known as Bristol to Bath Railway Path)

Why the space is significant: Beauty

The Bristol to Bath Railway Path is of regional importance as an area of beauty which incorporates natural and manmade beauty including an arts trail and items of historical interest.

Why the space is significant: Historical

The path follows an old railway line with many items of historical interest including the old Staple Hill station platform.

Why the space is significant: Recreational

The path is of regional importance as a recreational facility

Why the space is significant: Tranquillity

The path provides a safe car free route between Bristol and Bath which is popular as a route for cyclists and pedestrians alike

Why the space is significant: Wildlife

The path is a significant wildlife corridor between open countryside and the centre of the City of Bristol. It provides a habitat for many types of birds, invertebrates, foxes, badgers and bats.

Why the space is significant: Other



**Cllr Ian Boulton**  
Labour Councillor for Staple Hill



You can find me on Twitter

