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Management  
Organisation

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Hampshire Court  
Newcastle upon Tyne  
NE4 7YH

  
[www.gov.uk/mmo](http://www.gov.uk/mmo)

By email:  
PlanningLDF@southglos.gov.uk

Our reference: 1138

29 July 2015

Dear Sir/Madam,


**Re: Public consultation - South Gloucestershire Policies Sites and Places Plan (PSP Plan): Local Green Space Designation**

Thank you for inviting the Marine Management Organisation (MMO) to comment on the above consultation. I can confirm that the MMO has no comments to submit in relation to this consultation as it is not within our remit.

If you have any questions or need any further information please just let me know. More information on the role of the MMO can be found on our website [www.gov.uk/mmo](http://www.gov.uk/mmo)

Yours faithfully



  
Communications Assistant





INVESTORS  
IN PEOPLE

## Local Green Space Consultation – June 2015 Response Form

Your name / organisation:

Winterbourne 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](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)

LGSD1138 – Frenchay Common. as registered with Natural England (previously The Countryside Agency)

#### A) Ownership of Local Green Space

Please indicate if you or your organisation are the landowner:

Yes – Winterbourne Parish Council is the landowner.

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

*(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?

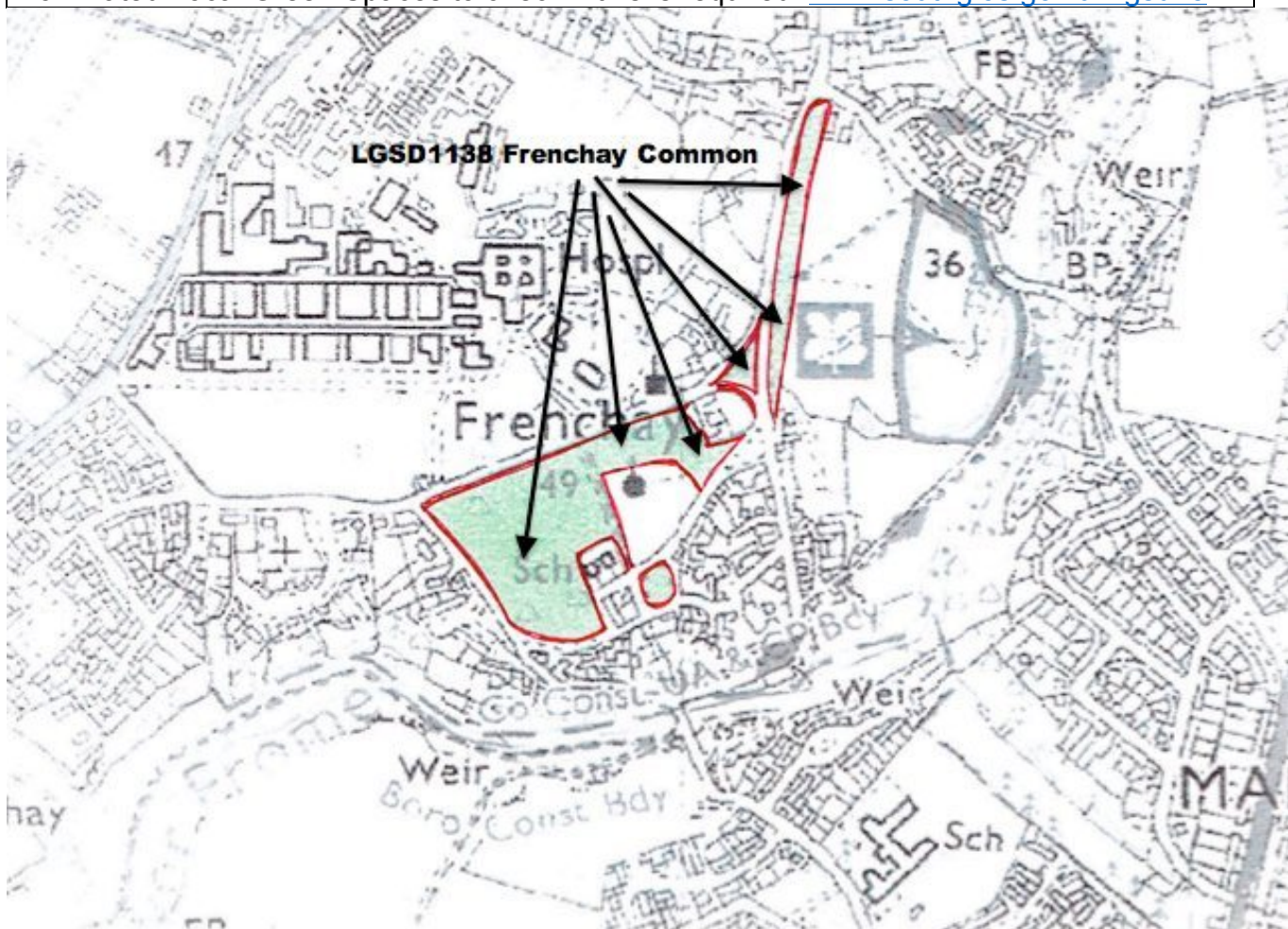
Winterbourne Parish Council is the landowner and fully support the proposal to designate this land.

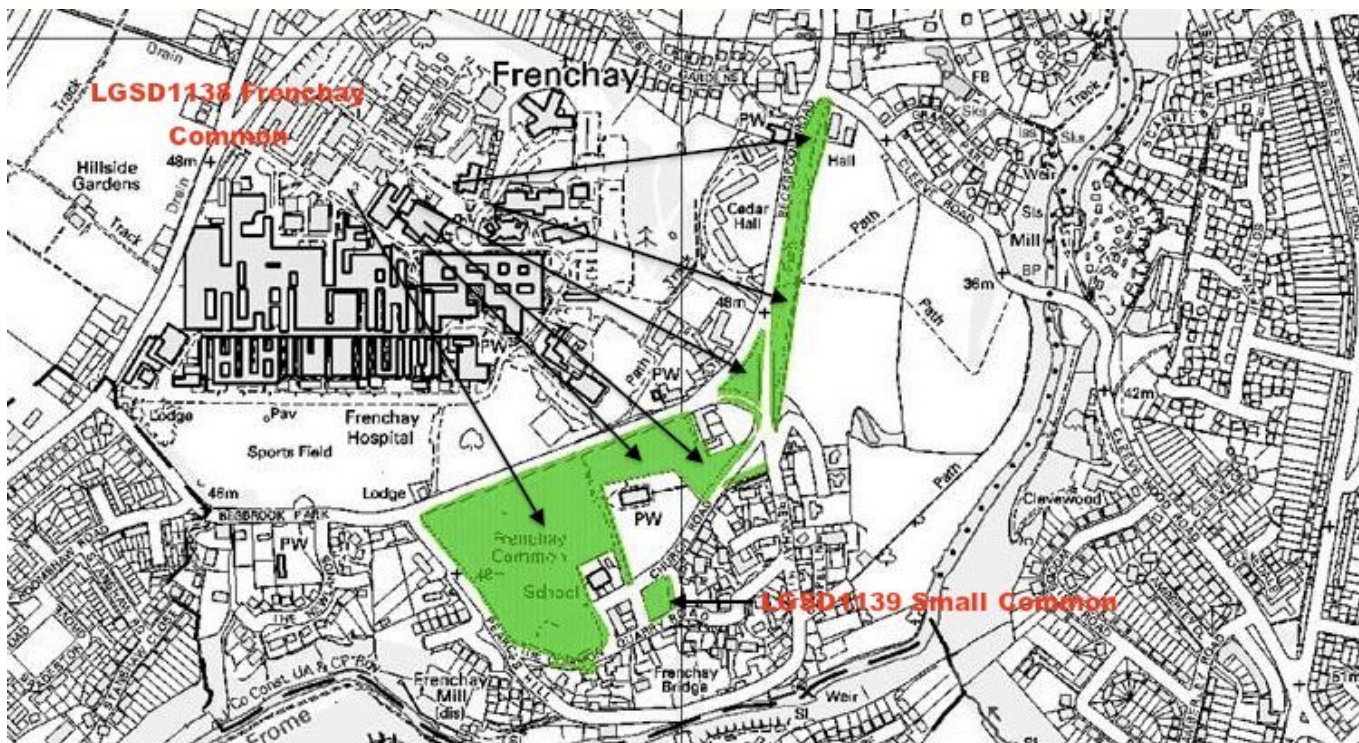
If you are objecting to the proposals to designate your land, what are your reasons? (please refer to criteria in sections C and D below in particular)

Not applicable

**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)

The proposed space is not an extensive tract of land. It is less than 19 hectares in size. The site is within the Conservation Village of Frenchay and is described more fully on page 14 of the Supplementary Planning Document, as follows “the main Common with its wide expanses of grass and occasional mature specimen trees provides a stunning setting to St John’s Church and also to the adjoining Georgian houses. Its open character allows good views of the surrounding buildings. This open character is reinforced by the use of a Ha

Ha, a ditch with sunken wall, which separates the church and school from the Common”.

To the south of the church and southeast of the primary school lies the Small Common which was once a deep quarry.

The Common is highly local in character displaying outcrops of the pennant stone and this is reflected in the walls and buildings.

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

Yes. The space is within the village of Frenchay and is easily accessible to all members of the community by road and footpaths

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. There is a Frenchay Commons Committee whose specific aim is to oversee and look after any maintenance and report back to Winterbourne Parish Council.

#### **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.

LGSD1138 – Frenchay Common meets the following criteria:

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

6. The proposed space is of particular local significance because of its beauty. Frenchay has been described as a ‘green oasis’ indicating the importance of this green space within the Conservation Area. The Common provides an attractive setting for the buildings. It is very much part and parcel of the Frenchay Supplementary Planning Document.

7. The proposed space is of particular local significance because of its historic

significance. Much of the shape and history of this space is bound up with the gradual enclosure, legally or otherwise, of this particular Common. A large part of the existing Common was quarried – that the rest was not and the filling in of the old quarry holes were due mainly to the passion for cricket which was avidly played from the early 19<sup>th</sup> century. Frenchay Cricket Club played here from 1846 to 1950 and the Grace family were closely connected with the Club.

8. The proposed space is of particular local significance because of its recreational value. Community groups regularly use this space for both formal and informal recreation. The Common is host to 1) the annual Frenchay Flower Show, 2) the Cricket Day, 3) during the season it is also a host for junior football teams. Frenchay Primary School situated on the Common has no playing fields and regularly uses the abutting land for sport. They also hold their annual Sports Day on this site. These activities in no way intrude on other informal uses of the Common by the local community, ie walkers, joggers, dog walkers and other games. The Parish church of St John also makes regular use of the Common.

9. The proposed space is of particular local significance because of its tranquillity. The site is well away from main roads and this at all times makes the Common a peaceful area. There are numerous memorial benches situated on the Common where locals and others can go and relax.

10. The proposed space is of particular local significance because of its richness of wildlife. There are a number of important and unusual trees in the area which provides a good habitat for avian wildlife. Other wildlife includes foxes, badgers, squirrels, bats etc.

Frenchay Common is registered with Natural England (previously The Countryside Agency).

**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.

### Plan 1 Frenchay Conservation Area

Designated as a Conservation Area in 1975. Part to the north-west of the River Frome was designated by the former Northern District Council 30th July 1975. The remainder to the south-west of the river designated 13th August 1975 by the former Kingswood District Council. The area is now wholly within South Gloucestershire.

#### 1A) Character Areas (Inset plan)

Within the Conservation Area there are a number of distinctive character areas as derived on the plan. (See pages 5 and 6 - 19 for more details)

- 1) The Wings
  - 2) Georgian houses and houses by the Downer and DeLapack Road
  - 3) Frenchay Park (1860s)
  - 4) Cottages, open spaces and walls
  - 5) Riverside by Uddell's & Clevedon Road
  - 6) Area of mature trees and park
- Green areas to the west of the Frome (A) are open spaces (A) and walls (A) which are not shown on this plan.

#### Key Local Plan Policies

The Conservation Area is located within the green area - except for a small part to the north within the Green Belt. These and other policies in the Local Plan seek to encourage good design, the protection of local distinctiveness and landscape character, trees, river valley and biodiversity. For full details of relevant policies refer to the South Gloucestershire Local Plan. Also available on line at [www.southglos.gov.uk](http://www.southglos.gov.uk)

- Conservation Area Boundary (Policy L10)
- Local Heritage (Policy L10, L14)
- Local Listed Buildings - including cottages (Policy L15)
- Public Footpaths (Policy L16)
- Green Belt (Policy G11)
- Historic Parks & Gardens (Policy L14)
- Neural Conservation (Policy L10)
- Open Spaces to be protected (Policy L10) - only in areas shown (All other will be assessed on a case by case basis)
- River (Policy 1)
- Within the Conservation Area

1A) Character Areas



Frenchay Conservation Area



Bristol City Council  
Stapleton & Frome Valley  
Conservation Area

Map of the Frenchay Conservation Area  
Scale: 1:10,000  
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