

Landowner/leaseholder - Local Green Space Consultation – June 2015 Response Form

Your name / organisation:

M J QUINTON, HODDELL ASSOCIATES (PLANNING AGENT FOR ROCKFIELD FARMS LTD, OWNER OF LAND)

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

HARTLEY HOUSE, BADMINTON ROAD, OLD SODBURY, SOUTH GLOS BS37 6LX
[REDACTED]
[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:

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

LGSD 1149

A) Ownership of Local Green Space

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

YES

As the land owner / leaseholder, are you aware of the proposal to designate your land?

NO, NOT UNTIL RECEIPT OF COUNCIL'S LETTER DATED 13 JULY 2015 SO ADVISING.

Are you in support of or objecting to the proposals to designate this land?

OBJECTING TO PROPOSAL TO DESIGNATE THE LAND IN ITS OWNERSHIP

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)

THAT THE PROPOSAL DOES NOT MEET THE CRITERIA SET OUT IN THE NPPF AND NPPG AS DETAILED IN SECTIONS C AND D BELOW.

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

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)

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)

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

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

IT IS NOT CONSIDERED THAT ANY REASONED EVIDENCE THAT THE SPACE IS "DEMONSTRABLY SPECIAL" HAS BEEN ADDUCED.

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.

THE PROPOSAL HAS NOT SATISFIED THE CRITERIA IN TABLE 1 (Nos 3 AND 5) OF THE COUNCIL'S GUIDANCE NOTES DATED JUNE 2015 NOTWITHSTANDING COMMENTS SET OUT IN COLUMN 4h (Other justification) IN THE LIST OF NOMINATED LOCAL GREEN SPACES. THERE IS THEREFORE NO NEED TO FURTHER CONSIDER THESE CRITERIA, ALTHOUGH THE OWNER RESERVES THE RIGHT TO DO SO FOR ANY FUTURE CONSULTATION.

Please return completed forms by close of business on 21st August 2015

If you are a Parish or Town Council landowner/leaseholder, please reply by the 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

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LGSD 1152

A) Ownership of Local Green Space

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

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C) Does the space meet the national criteria for designation as a Local Green Space?

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NO

3. Is the proposed space an extensive tract of land and is it local in character? (See Criteria 3 in the guidance note)

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

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IT IS NOT CONSIDERED THAT ANY REASONED EVIDENCE THAT THE SPACE IS "DEMONSTRABLY SPECIAL" HAS BEEN ADDUCED.

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:

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LGSD 1158

A) Ownership of Local Green Space

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YES

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D) Why is the space of particular local significance?

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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]

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LGSD 1149 – Bradley Brook, Winterbourne

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?

Not Applicable

(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 are the landowner and support the proposals to designate this area of land.

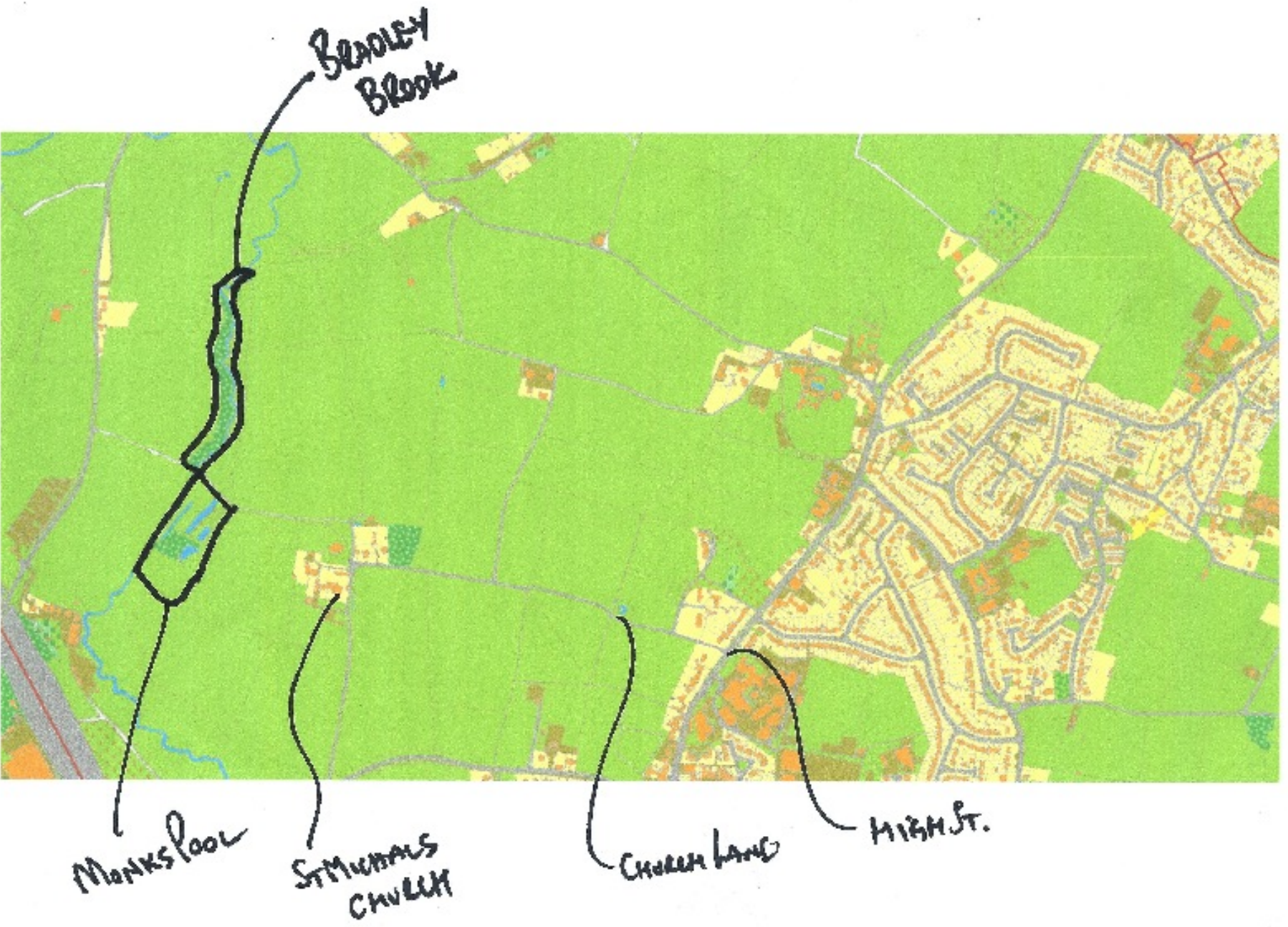
If you are objecting to the proposals to designate your land, what are your reasons? (please refer to criteria in sections C and D below in particular)

Not Applicable

B) Map of proposed Local Green Space

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C) Does the space meet the national criteria for designation as a Local Green Space?

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NO

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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 village, near the Parish Church and due to its position and history is local in character.

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 Winterbourne is easily accessible and most of the local users walk to the area.

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. The area is within the Church Lane Conservation area.

D) Why is the space of particular local significance?

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LGSD 1149 – Bradley Brook, Winterbourne meets the following criteria:

Bradley Brook is a particularly attractive area and is a feature of the Frome Valley Walkway.

It is said that the village of Winterbourne owes its name to the Bradley Brook, which joins the river Frome in the village. It was claimed that the stream dried up in summer and for that reason was known as a winter bourne, an old English term for a stream that dries up in summer. 'The Bradley Brook' river runs through the Bradley Brook nature reserve, which forms LGSD1149.

Bradley Brook is of local significance for its recreational value and tranquillity. Bradley Brook is one of several Local Nature Reserves that Winterbourne Parish Council own and manages for the benefit of parishioners and other local residents. It is used by a wide variety of people as a place for leisure and a place for learning. Schools, pre-schools and other students use the site for study and research.

A group of highly experienced volunteers manage the upkeep of the area maintaining the wide range of trees and flora. The site is used as a nesting site for a wide number of woodland and river birds including Kingfishers. Many woodland fauna live within this small woodland whilst others the adjoining river banks as a home.

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[REDACTED]

From: [REDACTED]
Sent: 15 December 2015 12:35
To: Planning LDF
Subject: PSP PLAN : LOCAL GREEN SPACES DESIGNATION

Categories: Green Category

FAO Lucy Paffett

Dear Ms Paffett

I refer to our telephone conversation this morning in relation to the above matter.

As explained my clients Rockfield Farms Limited and Barnhill Court Farm [REDACTED] received identical letters from the Council dated 24 November 2015 inviting them to comment on nominated LGS; the references quoted were LGSD1149 and LGSD258 respectively. I had made representations in respect of previous consultations by the Council back in July and August this year in respect of both these sites on behalf of my clients objecting to same. From what you have said, it appears that my representations on their behalves have been received but may not as yet have been correlated with my clients name.

It therefore appears that no further action is required at this stage on behalf of my clients in relation to the letters received and the next stage of consultation will be awaited. For the avoidance of doubt the previous representations should be taken in any event as still applicable.

Yours sincerely

Martin Quinton
Hoddell Associates