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**STRUTT
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South Gloucestershire Council
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 Civic Centre
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 Kingswood
 Bristol
 BS15 0DR

Our ref: CLN/PC

03 January 2017

Dear Sir/Madam,

Policies, Sites and Places Plan: Suggested Modifications Consultation (November 2016 – January 2017)
Local Green Space Designation: Local Green Space Code LGSD319

Strutt and Parker is instructed to respond to South Gloucestershire Council (SGC) in respect of the above consultation and the proposed modifications to the Local Green Space Designations included within the Submission Policies, Sites and Places Plan (PSP).

We submitted representations to the June 2016 Consultation by letter dated 31st August 2016 providing evidence in support of designating land to the east of Box Cottage, Tormarton (reference LGSD319) as Local Green Space in the PSP. The evidence was accepted by SGC and it is now proposed to designate LGSD319 as Local Green Space. However, we note that the eastern field has been removed from the designation, as shown on the below plan taken from the suggested modifications (November 2016) to Policies Map Changes.



**Map from Policies Map Changes
 (November 2016) showing proposed
 designation of LGSD319**



We consider that the whole site, including the eastern field, should be included in the designation.

Local Green Space East of Box Cottage – LGSD319

LGSD319 was not designated in the June 2016 draft PSP because SGC concluded insufficient justification had been provided in support of the proposed designation. SGC also noted that one landowner had objected to the proposed designation.

Our letter of 31st August included evidence that the site was suitable for designation on historical and recreational grounds. The Local Green Space Designation Topic Paper (November 2016) indicates that this evidence was accepted and recommends an amendment to the map to show the site is proposed for designation. However, the topic paper does not explain why the field to the east is not included in the proposed designation.

SGC's Local Green Space Designation Background Paper (June 2016) explains how the original assessments of the proposed Local Green Spaces were undertaken by the Council. It notes that landowners could object to a proposed designation, but the objection could be overcome if sufficient evidence were provided.

In the case of LGSD319, the objection submitted by David James & Partners states the site should not be designated as "*no evidence has been submitted to justify the contention that this land is of particular importance to the local community as local green space*" and therefore does not satisfy the criteria in Paragraph 77 of the National Planning Policy Framework (NPPF). The objection relates to the whole site and not just the eastern field.

Evidence

The NPPF states sites must meet the following criteria to be designated as Local Green Space:

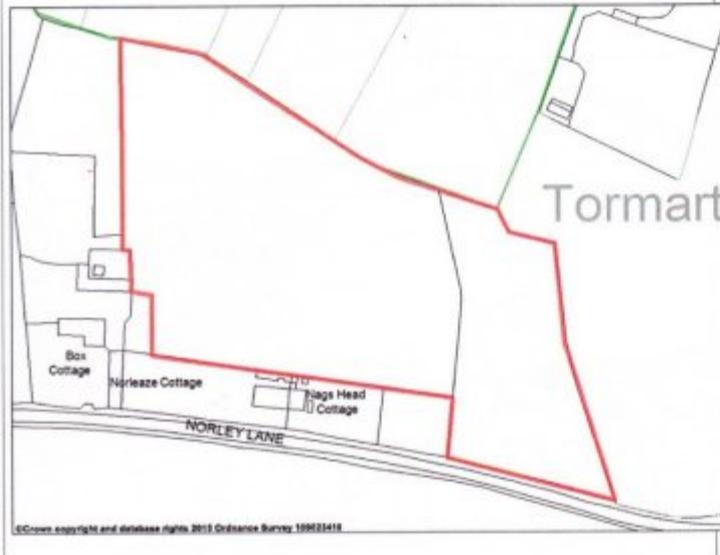
- Where the green space is in reasonably close proximity to the community it serves;
- Where the green area is demonstrably special to a local community and holds a particular local significance, for example, because of its beauty, historic significance, recreational value (including as a playing field), tranquility or the richness of its wildlife; and
- Where the green area concerned is local in character and is not an extensive tract of land.

SGC has previously set out that it requires a site to meet at least one of eight criteria to show that it is demonstrably special to the local community.

The evidence we provided in August 2016 shows how the site is of both historic significance and of recreational value and this has been accepted by SGC. LGSD319 in its entirety demonstrably meets two of the SGC criteria for designation. The landowner objection on the grounds of a lack of evidence is therefore overcome. There is no reason given for excluding the eastern field from Local Green Space Designation as originally proposed. We therefore consider LGSD319 should be designated in its entirety, as shown on the below map.

Tormarton Parish

Green Space Code	Name of Nominated Space	Ward
LGSD319	The two fields to the west of the field in 5 above	Cotswold Edge Ward



We trust that the above comments will be taken into consideration. Please do not hesitate to get in contact if any further information is required,

Kind regards

Yours sincerely,



**Craig Noel BS MSc DipUP MRTPI
National Partner**

Suggested Modifications - Proposed Submission Policies, Sites and Places (PSP) Plan June 2016

The Council is inviting comments on the Suggested Modifications to the submitted Policies, Sites and Places Plan (PSP Plan). The suggestions cover policies, supporting text, Local Green Space designations and the Policies Map.

All comments received by 7pm on the 6th January 2017 will be passed to the Inspector for consideration as part of the examination process.

The Suggested Modifications (including reference code) are available to view in this document:

- [Suggested Modifications \(November 2016\) to the Policies Sites and Places Plan Proposed Submission \(June 2016\) \(OS1\)](#)

Further details can be found in the following documents:

- [Appendix I – Suggested Modifications PSP Plan \(November 2016\) \(OS1a\)](#),
- [Appendix II - Suggested Modifications Local Green Space Designation \(November 2016\) \(OS1b\)](#), and
- [Appendix III Suggested Modifications \(November 2016\) to Policies Map Changes \(June 2016\) \(OS1c\)](#)

All these documents can be viewed online at: www.southglos.gov.uk/PSPsubmission

Making Comments

All comments should be made using this response form below. A [guidance note](#) for completing this form is available from: www.southglos.gov.uk/PSPsubmission. Completed forms should be submitted to the Council using the contact details below.

Email:	planningLDF@southglos.gov.uk
Post:	Strategic Planning Policy & Specialist Advice Team Environment and Community Services Department PO Box 299 Civic Centre Bristol BS15 0DR

If you have any questions regarding this invitation to make comment or would like any further information, please contact the Strategic Planning Policy & Specialist Advice Team on 01454 863464.

Comments should only be submitted once i.e. by email or by post.

All comments must be received by no later than 7.00pm on 6th January 2016.

Receipt of your response will be acknowledged.

Please note that all comments must refer to the relevant suggested modifications reference, local green space reference or policy map.

PART ONE- YOUR DETAILS

Please be aware that anonymous forms cannot be included and that in order for you to submit your form you **must** include your details below.

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.

Should you wish to make more than one comment, please submit a separate form for each in Part Two below clearly stating which suggested modification, Local Green Space Designation or Policy Map change you wish to comment on. (N.B. You only need to complete Part One (Your Details) once)

In circumstances where there are individuals/ groups/ organisations who share a similar view as to how the plan should change, it would be helpful if individuals/ groups/ organisations make a single response. It would also be useful if the group/ organisation state how many people the submission is representing and how the comment was authorised.

Your Details	Your Agent's Details (If applicable)
Reference No (if known*):	Reference No (if known*):
Title: [REDACTED]	Title: Mr:
Surname: [REDACTED]	Surname: Noel
Forename: [REDACTED]	Forename: Craig
Organisation / Company: N/A	Organisation / Company: Strutt and Parker LLP
Address: [REDACTED]	Address: 201 High Street Lewes East Sussex Postcode: BN7 2NR
Contact No: See agent	Contact No: [REDACTED]
Email: See agent	Email: [REDACTED]

*If you have been contacted by post, you will find your reference number at the top of the letter under 'Our Ref'

PART TWO - YOUR COMMENTS

Please use a separate form for each comment made.

Q1. To which suggested modifications does this comment relate?	
Suggested Modification - Policy Reference: (e.g. SM14)	
Suggested Modification Local Green Space Reference: (e.g. LGS1234)	LGSD319
Suggested Modification – Policy Map Reference: (e.g. MAP14)	LGSD319

For guidance on 'legal compliance' and 'soundness' please see the guidance note available from www.southglos.gov.uk/PSPsubmission.

Q2a. Do you consider the suggested modification is legally compliant

Yes **No**

Q2b. Do you consider the suggested modification is sound?

Yes **Yes, with minor changes** **No**

Q3. On what grounds do you consider the modification is unsound? Is it because it is not:

- Positively Prepared?
- Justified?
- Effective?
- Consistent with National Policy?

Q4. Please set out what change(s) you consider necessary to make the suggested modification legally compliant or sound. Please be as precise as possible.

Your suggested change should have regard to the test you have identified at Q3 above where this relates to soundness. You should state why this change will make the Policies, Sites and Places Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text.

The designation of the Green Space is supported, however, the designation should include the complete site as originally submitted. Please see covering letter for further details.

Please continue on a separate sheet if necessary

Q5. Do you consider it necessary to participate at the oral part of the examination?

No, I do not wish to participate at the oral examination

Yes, I wish to participate at the oral examination

Q6. If you wish to participate, please outline why you feel it is necessary to participate at the oral part of the examination.

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

Please continue on a separate sheet if necessary

Q7. Please indicate which, if any, of the following you wish to be notified about.

the publication of the recommendations of the independent Inspector

the adoption of the Plan

Please indicate as appropriate

Signature:



Date:

05/01/17

Thank you for your time to complete and return this comment form.
Please keep a copy for future reference.

All comment must be received by no later than 7.00pm on 6th January 2016.