

Anita Gambie

From: Alison.Fisk@stroud.gov.uk
Sent: 21 May 2018 10:21
To: Anita Gambie
Cc: John Kenyon, John Wallington, Sue Crumple, 5)
Subject: RE: Dursley NDP - Proposed Local Green Space Designations

Good Morning Anita,

Thank you for your reply, however, the District Council's objections to the inclusion of these sites still remain. It is particularly disappointing that the steering group, and now presumably the Town Council, do not support the potential for the development of the land at Acacia Drive for affordable homes, for which there is a pressing need. Social housing always require financial subsidy and political support to be brought forward. Where the Council owns land, it can use this as a critical contribution towards that subsidy, especially when sites capable and suitable for social housing are extremely limited. To have potential building land being made available within the Council's ownership in Dursley is a scarce resource and missed opportunity if not taken up.

We will continue to argue against the inclusion of these sites as LGSD's through to the Independent Examination.

I note that the revised and updated LGSD Evidence Report (dated April 2018) does not reference our responses on these sites, including those whose allocation we support.

Regards

Alison

Alison Fisk
Head of Property Service :
01453 754430

From: Anita Gambie [mailto:ndp@dursleytowncouncil.gov.uk]
Sent: 04 April 2018 15:57
To: Fisk, Alison <Alison.Fisk@stroud.gov.uk>
Cc:

Subject: Dursley NDP - Proposed Local Green Space Designations

Hello Alison,

I refer to your email of 26th March 2018 regarding the proposed Local Green Space Designations (LGSD) in the draft Dursley NDP. The Steering Group (SG) for the NDP have voted in favour of retaining Highfields Play Park and Land off Acacia Drive as proposed LGSDs in the draft plan. The Town Council will be asked to confirm their agreement to this as part of their approval of the Submission version of the plan at their next meeting of 8 May 2018.

Local Green Spaces Designation Evidence

<http://www.dursleytowncouncil.gov.uk/uploads/dursley-lgs-report-april-2018.pdf>

I attach a link to the revised and updated LGSD Evidence Report. This contains additional evidence in support of all and specifically for these two proposed LGSDs. The NDP SG has consulted on all proposed LGSD at a range of events and consultation activities between Summer 2016 and January 2018. In summary these are:

- Annual Town Festival - June 2016
- Dursley Primary School – July 2016
- Transition Cam & Dursley Flower and Produce Show – Sept 2016
- Dursley Farmers Market – Sept 2016
- Leaflet delivered to households across Dursley
- Consultation on early draft NDP (Jan – April 2017) – copies of early drafts were available for residents to view at Town Council offices and the Library
- Dursley Carnival – July 2017

As well as the Regulation 14 Consultation Events (This stage of NDP consultation is about getting the community to comment on the draft policies within the plan.)

- Dursley Methodist Church – November 2017
- Dursley Library – December 2017
- Sainsbury's in Dursley – January 2018

War Memorial Recreation Ground ('The Rec') and Highfields Play Park and Field

As you may be aware these are two quite different green spaces in terms of location in the town. The 'rec' is in the centre of Dursley and is well used by both local football teams/community groups and this space is used for a range of regular annual events e.g. fair and fireworks. The Town Council have a long term plan to develop and enhance the range of recreational opportunities on offer. These are likely to include improvements to the skate park, potential installation of a multi-use games area and a toilet block for use by the public. The SG discussed all proposed LGSD at their meeting on 9th August 2017 and the Meeting Minutes acknowledge the strong support for both as LGSDs. These also state that 'the value of the recreation ground was agreed. It was noted that LGSD would make recreation and improvements to this space difficult as these would be defined as developments'. This was seen to be contradictory to the advice in the neighbourhood planning guidance.

Whilst Highfields Play Park and Field has had some improvements in terms of play equipment (new Zip Wire) and recreational facilities (refurbished BMX track) in the last year. These were part of the Town Council's desire to invest in this well used edge-of-town green space which is situated in close proximity to two housing estates with no other recreational space close by.

I hope the above provides further information in support of the proposed LGSDs in the plan.

Regards
Anita

Anita Gambie
Project Officer
Dursley Town Council
Tel: 01453 547758
Website: www.dursleytowncouncil.gov.uk

Anita Gambie

From: Alison.Fisk@stroud.gov.uk
Sent: 19 March 2018 11:31
To: Anita Gambie
Cc: John Kay; Cllr.Doina.Cornell@stroud.gov.uk; cllr.colin.fryer@stroud.gov.uk; Cllr.Alison.Hayward@stroud.gov.uk; Jill.Fallows@stroud.gov.uk
Subject: RE: Dursley NDP - Proposed Local Green Space Designations
Attachments: Dursely NDP response.docx

Importance: High

Good Morning Anita,

Please find attached SDC's objection to the proposed designation of these 2 sites. Whilst I appreciate this was not with you by Thursday I would be grateful if it could be put before the Town Council meeting tomorrow night.

Many thanks

Alison

Head of Property Services
01453 754430

From: Anita Gambie [<mailto:ndp@dursleytowncouncil.gov.uk>]
Sent: 13 March 2018 09:11
To: Fisk, Alison <Alison.Fisk@stroud.gov.uk>
Subject: RE: Dursley NDP - Proposed Local Green Space Designations

Hi Alison,

Thanks for your email. The Green Spaces Committee Meeting is on 20th March, but the papers need to go out on Thursday as Town Councillors need to receive these at least 3 days in advance.

Regards
Anita

From: Alison.Fisk@stroud.gov.uk <Alison.Fisk@stroud.gov.uk>
Sent: 12 March 2018 18:16
To: Anita Gambie <ndp@dursleytowncouncil.gov.uk>
Subject: RE: Dursley NDP - Proposed Local Green Space Designations

Hi Anita,

Apologies, I've nearly finished drafting a response, but have had some urgent matters to deal with – please could you let me know the date of the TC's meeting next week? I'll do my best to send you a reply before then, but this week is particularly busy.

Many thanks

Alison

Head of Property Services
01453 754430

From: Anita Gambie [<mailto:ndp@dursleytowncouncil.gov.uk>]
Sent: 12 March 2018 10:17
To: Fisk, Alison <Alison.Fisk@stroud.gov.uk>
Subject: FW: Dursley NDP - Proposed Local Green Space Designations

Hello Alison,

Further to my email below are you able to provide any information regarding the basis for SDC's objection to the proposed Local Green Space Designations in respect of Highfields Play Park and Field and Land off Acacia Drive please?

We also had a query about what form SDC envisaged the other proposed LGSD being held by DTC?

The Town Council have a Green Spaces Committee Meeting next week where Town Councillors will discuss this.

I would be grateful if you could provide an update.

Thanks .

Regards
Anita

Anita Gambie
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Dursley Town Council
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From: Anita Gambie
Sent: 28 February 2018 10:08
To: 'alison.fisk@stroud.gov.uk'
Cc: 'simon.maher@stroud.gov.uk'; 'patricia.andrade@stroud.gov.uk'; 'carlos.novoth@stroud.gov.uk'; 'nick.stewart@stroud.gov.uk'; John Kay
Subject: Dursley NDP - Proposed Local Green Space Designations

Hello Alison,

Thank you for your response on behalf of SDC, with regard to the proposed Local Green Space Designations for the Dursley NDP.

With regard to those which SDC have confirmed they have no objection:

- Cambridge Avenue Play Area
- Long Street Town Green (This map will be updated)
- Union Street Green
- Holywell Orchard (the part within the Dursley boundary)

Can you please advise us what form you envisage these being held by the Town Council e.g. Transfer of Assets and/or lease?

Where SDC object to the proposed Local Green Space Designations:

- Highfields Play Park and Field
- Land of Acacia Drive (A small housing development and/or community space was put forward by local residents when the NDP group were consulting on potential development sites at Dursley)

Town Council in 2015. However, the NDP group decided not to allocate any specific sites as part of the NDP but instead agreed an approach to development in September 2016 – see page 12 of the draft plan).

Can you please let us know the basis for objecting to the above as proposed Local Green Space Designations.

Thanks.
Regards
Anita

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Dursley – Green Spaces Designation

SDC Response March 2018

Acacia Drive

There is insufficient evidence to meet the relevant criteria set out in Paragraph 77 of the NPPF, furthermore the value of the site is not sufficient for it to be treated on a basis consistent with policy for green belts which this designation confers.

- There is insufficient evidence base to demonstrate that this area is of particular importance to the local community and warrant its inclusion in the designation– there is no overwhelming level of public support. (i.e. 10 responses in support of all sites , 1 in support of this one)
- Kingshill House Play Park is in very close proximity to the site and available to the local community and is another proposed green space allocation in the NDP - “Kingshill House Play Park is a formal space with play equipment including a climbing wall, a slide, scramble net and a giant swing. There is also a large green open space for informal sports and games”
- The Council is in the process of examining all of its landholdings for opportunities to develop affordable housing and this site has previously been determined as one suitable for development. It is noted as a potentially suitable development site in the Stroud SALA 2016.
- It is understood that a small housing development and/or community space was put forward by local residents when the NDP group were consulting on potential development sites, at Dursley Town Council in 2015
- The 3 priorities for the Council’s housing service are its sheltered modernisation programme, new build programme and estate regeneration. Any new developments will be of mixed types and tenure with appropriate levels of green space provided to meet the needs of existing and future residents
- Affordable housing requires significant subsidy to be delivered, using Council owned sites and Right to Buy receipts is a proven way of delivering affordable homes in the District and this site provides an opportunity for this
- A local green space designation will frustrate the Council’s ability to bring forward a small development which will deliver a range of social, community and environmental benefits

Highfields Play Park and Field

- The proposal to designate this space is inconsistent with the proposal not to designate the War Memorial Recreation Ground. Both offer similar facilities and are protected Outdoor Play Space in the Stroud Local Plan.
- There is insufficient evidence base to demonstrate that this area is of more importance to the local community and warrant its inclusion in the designation than the Recreation Ground. The consultation showed more support for the inclusion of the Rec specifically than for Highfields play park and field (leaflet: 3 in support of both sites specifically, letter drop: 14 for the recreation ground specifically, 2 for Highfields)
- The same arguments against designation would apply as for the Recreation Ground i.e. that this this would ‘ limit improvements to the recreational and community facilities’
- A local green space designation will fetter the District and Town Council’s ability to deal with this land flexibly in the future, particularly in view of the current review of the Local Plan and the potential allocation at DUR A North of Ganzell Lane (for housing and /or

community uses only) ref: P50 Stroud District Local Plan Review / Issues and Options 2017. The site lies directly adjacent to this proposed broad allocation along with the school and Highfields Estate and if the proposal progresses, the whole area should be considered holistically

Alison Fisk
Head of Property Services
Stroud District Council