



**REPRESENTATIONS TO THE CASTLETHORPE NEIGHBOURHOOD PLAN
DECISION STATEMENT ISSUED BY MILTON KEYNES COUNCIL IN
OCTOBER 2016**

BY

CERDA PLANNING

ON BEHALF OF

**KEYNES INVESTMENTS LTD
(THE LANDOWNER OF GOBBEY'S FIELD, CASTLETHORPE)**

Date: November 2016

Ref: 16.281

CASTLETHORPE NEIGHBOURHOOD DEVELOPMENT PLAN 2015-2030

**RESPONSE PAPER PREPARED ON BEHALF OF THE LANDOWNER OF GOBBEY'S FIELD,
CASTLETHORPE**

1. INTRODUCTION

1.1 These comments relate to the Castlethorpe Neighbourhood Plan Decision Statement which was issued by Milton Keynes Council in October 2016 following the independent examination, hearing and subsequent recommendations made by the Examiner on 30th July 2016.

1.2 In general the Examiner found the Plan as a whole to be compliant with Basic Conditions 4 and 5 set out in the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. They are as follows:

1. Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan;
2. The making of the neighbourhood plan contributes to the achievement of sustainable development;
3. The making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority.
4. The making of the neighbourhood plan does not breach, and is otherwise compatible with EU obligations;
5. Prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the plan.

1.3 The Examiner recommended thirteen modifications to the Plan should be made to ensure all basic conditions would be met, which would then allow the Plan to proceed to Referendum before being “made”.

1.4 Policy 5 – Local Green Spaces- proposes to designate Local Green Spaces in various locations including Gobbey’s field. The National Planning Policy Framework (NPPF) sets out clear criteria for identifying such spaces. The intention of the designation is to confer the highest level of protection akin to the Green Belt and that very special circumstances would need to be in place to justify any future development on the land.

1.5 Paragraph 77 of the Framework states:

The Local Green Space designation will not be appropriate for **most** green areas or open space. The designation should only be used:

“

- *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 (including as a playing field) recreational value, tranquillity or richness of its wildlife; and*
- *Where the green area concerned is local in character and is not an extensive tract of land. “*

1.6 Looking at each of the above criteria in turn, the Examiner commented as follows:-

- *“First, Gobbey’s Field is in close proximity to the community with strong footpath links to the older part of Castlethorpe to the north of the railway via the railway footbridge to where there is open access across the field as well as formal access from the footpath link to The Chequers. It is therefore well related to its surrounding community and in that respect is not dissimilar to Castle Field – also proposed to be designated as Local Green Space.*
- *With respect to the second test, I acknowledge that the recreational role of Gobbey’s field is not a formal one, in the way the recreation ground is.*

Annex B of the Plan setting out the Local Green Space Assessment of Sites (prepared by the Neighbourhood Plan Group) does not present any evidence for the statement that Gobbey's Field is "without doubt the most utilised Green Space in the Parish" and no evidence to substantiate the range of recreation activities reported to take place on it. **I have therefore given no weight to these statements.** (our emphasis) Whilst it is a field which allows formal and informal public access across it for countryside walks, dog walking etc. it is not dissimilar in this respect to many other areas of countryside adjoining villages. I accept that the field provides a tranquil, green backdrop to the southern end of the village with open views south to the River Tove but I am not persuaded that this is any different to other areas of countryside bordering the village.

- Thirdly the area is local to the settlement but is a large field only the northern section of which is contained by development in The Chequers and Prospect Place. In terms of further advice in the PPG regarding Local Green Space designation there is nothing to suggest that such a designation would pre-empt the ability of MKC to provide for sustainable development to meet its objectively assessed housing need. On the other hand the site is already outside of the settlement boundary and Castlethorpe is not a village identified as one where significant development would be sustainable. In that respect the starting point for assessing any residential development proposal in the future is that it would not be acceptable. Therefore the need for the community to protect the space from development by designating it as Local Green Space is not justified. Furthermore the PPG suggest that the designating authority should consider maintenance implications of designation. In this particular case however as there would be no change over the status quo in respect of public access there would be no increased maintenance obligations on the owner simply in terms of designation."

- 1.7 The Examiner concluded that it had not been demonstrated that the field is demonstrably more special to the community than other areas of countryside outside the settlement boundary, and that the case for designation as Local Green Space in the context of the NPPF and PPG, and therefore Basic Condition No. 1, has not been sufficiently met and the proposed designation should be removed.

2. EVENTS SUBSEQUENT TO THE EXAMINERS REPORT

- 2.1 The Parish Council conducted its own survey to substantiate its claim that the land is well used by the community and thereby demonstrably more special to the community than other areas of countryside outside of the settlement boundary.
- 2.2 A leaflet was sent out to residents on 6th September 2016 which stated that the proposed designation of the site as Local Green Space within the emerging Neighbourhood Plan recognised the long history of its use by the community as a recreation resource going well beyond using the single Public Right of Way (PROW) – the path running diagonally from north to south of the field.
- 2.3 The leaflet claims that the whole field has been used for many years for a wide variety of recreation activities, and has been accessed from Prospect Place, The Chequers and Shepperton Close, in addition to the access from the path by the railway bridge.
- 2.4 It also states that for many years the site provided the easiest access for many residents across the field to the village shop when the shop was located in New Road until February 2005.
- 2.5 This leaflet advises the residents that the late objection to the Neighbourhood Plan (by the site owners)
- denies the long history of usage by the community
 - confirms that the public use of the site is restricted to the PROW
 - seeks to remove the site as a proposed designation in the Neighbourhood Plan
- 2.6 It is the Parish Council's view that the site owners wish to develop it for housing. This is evidenced in the Gobbey's Field Usage Survey which is attached to these comments.
- 2.7 The leaflet urges locals to gather evidence in order to rebut the owners' challenge.
- 2.8 The leaflet includes a tick box questionnaire which seeks confirmation of what the site is used for, since when, and how regularly.

2.9 The list of activities listed are:-

- walking
- jogging
- dog walking
- children's games
- football
- access to paths to the River Tove, the Canal and Cosgrove
- access to the Castlethorpe Duck Race on the River Tove
- for access to the village shop until February 2005 (when it was located on New Road)
- for access to the village shop after February 2005.

2.10 The choice of frequency offered (for the above activities) is daily, weekly, monthly or randomly throughout the year.

2.11 A statement is made on the leaflet as follows;

"I have seen many members of the public using the whole field for the recreational purposes shown above since.....(enter a year) I greatly value Gobbey's Field as a recreational and environmental resource and want to keep its current unspoiled character. I want it to have the special protection that being designated as a Local Green Space gives against development, reflecting its particular importance to the local community."

Residents are asked to complete the leaflet and return it to the Parish Council.

2.12 There were 219 individual responses (which represents just over 20% of residents listed in the census). Of these responses 218 made use of Gobbey's Field. 90% of the respondents (41%) claim to use the field daily, 71 (32.4%) weekly, 10 (4.57%) monthly and 42 (19.18%) randomly throughout the year.

2.13 The numbers using the field for various activities were analysed as follows:

Walking	210	95.89%
Jogging	62	28.31%
Dog Walking	122	55.71%
Children's games	103	47.03%
Football, games, golf	56	25.57%
River and Canal Access	194	88.58%
Duck Race Access	190	86.76%
Village shop pre 2005	82	37.44%
Village shop post 2005	92	42.01%

2.14 98 of these respondents (44.75%) reported seeing regular public use of the whole of Gobbey's Field for the past 20 years or more – one going back as far back as 1953.

2.15 100 of the others said they had seen regular public use of the whole of Gobbey's Field since they moved to the village after 1996. 21 did not fill in the year.

2.16 In addition to this survey, a letter from the Castlethorpe Duck Race and Fun Dog Show was submitted to the Parish Council on 31st August 2016.

2.17 This letter points out that Gobbey's field is used daily by villagers to walk dogs and for other recreational use and that the Castlethorpe Duck Race and Fun Dog Show, which is a bi-annual event attracts over 3,000 visitors, a good proportion of whom walk from the village centre, through Gobbey's field to the site.

2.18 This letter makes it clear that the event is not held on Gobbey's Field but that visitors use the site to access the event.

3 RESPONSE TO THE ADDITIONAL EVIDENCE AND COUNSEL'S OPINION

3.1 Counsel opinion has been sought on the information now submitted by the Parish Council in support of its assertion that Gobbey's Field should be allocated as Local Green Space. Relevant extracts are included within the paragraphs below which add gravitas to our submissions. It is considered strongly that the new information put forward by the Parish is very weak and does not displace the Examiner's findings.

3.2 Firstly, the field is in private ownership. The footpath crossing the site is a public right of way and this is not disputed.

3.3 The Castlethorpe Village website provides facts and figures about the village. It states that on Census day 2011, the parish's population was 1,045, living in 440 households. Based on this population figure, the results of the village survey into the usage of Gobbey's Field represents only a small percentage of the villagers' views.

3.4 It is questioned therefore why the Council should give this new evidence such significant weight without seeking the corroboration from the landowner.

3.5 Of the villagers who did partake in the survey, the most popular use of the field is reported to be walking and dog walking. Indeed some 90 residents stated that they used the field daily. Supposing use is 8am to 6pm this represents 9 residents per hour on the field. This number and frequency of daily use has never been witnessed by the landowner. These activities could be carried out easily if the site were to be developed for housing or could take place on any of the other surrounding sites around the edge of the village.

- 3.6 The next most popular use of the site is reported as access to the River, Canal, and to the Duck Race (which takes place every other year). Any future development of the site could retain existing PROWs, and potentially improve access and security for villagers and visitors to the river and bi-annual events alongside river. Footpaths could be integrated into any development layout and, where appropriate, could be tarmacked and lit, becoming more accessible for parents with pushchairs or disabled members of the community. Equally, access for cyclists would be easier than the current situation. The same benefit of improved access would apply to the village shop.
- 3.7 The new evidence put forward by the Parish is likely to reflect the use of the footpath **solely** and does not prove that the site is “demonstrably special to the local community and holds a particular local significance (because of its recreational value, as claimed). The percentages recorded for each use within the survey are not representative of the whole of the village.
- 3.8 Furthermore, the use of the footpath can continue without the LGS allocation.
- 3.9 The alleged usage of the Field as recently set out by the Parish is, in our view, an attempt to protect the site from future development proposals

4 SUGGESTED WAY FORWARD

- 4.1 Milton Keynes Council is strongly urged to give proper consideration to these representations. The majority of uses alleged to take place on the Field could equally be carried out in any of the surrounding fields. With or without the designation as LGS, there would be no change to the ability of residents using the Public Right of Way; for example, public access to the River and adjacent fields for bi-annual events would be unaffected.
- 4.2 The recommendations of the Examiner are wholeheartedly endorsed, who considered that the site is not any different to other areas of countryside outside the settlement boundary. Its designation as Local Green Space would therefore not pass the tests set out at paragraph 77 of the Framework and any designation would be contrary to it.
- 4.3 The site does not contain formal recreational pitches or courts, benches or picnic tables or any paraphernalia associated with any of the uses listed, i.e. dog waste or litter bins or sign posts pointing out landscape or ecological features. It is an agricultural field, tenanted and has been actively farmed continuously for in excess of 40 years. The site lies outside the settlement boundary, and is not markedly different to any other areas of countryside bordering the village.
- 4.4 The Council is accordingly urged to remain consistent with the recommendations made by the Examiner.
- 4.5 In the event that the Council wishes to maintain its stance, however, it is respectfully requested that the matter be referred back to the same Examiner so that both sets of evidence can be scrutinised. Extracts of Counsel's Opinion are quoted below:

4.6 "NPPF 77(3): Extensive Tract of Land

1. Gobbey's Field was in the Examiner's view and remains, in our view, clearly an extensive tract of land, at 4.8 hectares.
2. The Examiner makes a clear finding that it is a "large field" and "only the northern section of which is contained by development in The Chequers & Prospect Place."
3. In their response, the LPA have simply disagreed with that conclusion, inverting the findings in a manner that appears so obviously factually wrong, that it passes into the threshold of irrationality in conventional public law terms:

"We agree with the Examiner that the area is local to the settlement, however, we consider that it is not an extensive tract of land, a large section of it being contained by development in the Chequers and Prospect Place."

4. The site is either "contained by development" or not. The section that bounds development should be measured on the ground, but on the face of the map attached to Policy 5, it would appear that the section is a very small portion of the whole, with over half open and not enclosed.
5. In any event, the test of "extensive" does not turn on the extent of containment: it purely connotes scale and here again there is not an unbounded scale whereby several hectares of land can be simply recorded as "not extensive". There is a basic standard of rationality, controlled to an extent by the Examiner.
6. ...there are ample examples...of refusal [of LGS designation] on sites well below 4.8 hectares."

- 4.7 With regard to NPPF 77 (2) “demonstrably special”, Counsel agrees with the view expressed earlier within this Submission that the local survey undertaken by the Parish does not amount to a different evidence base to that considered originally by the Examiner. No analysis is provided by the Council of the Examiner’s underlying reasons for recommending deletion of the LGS designation, which are a mandatory material consideration under paragraph 12(1) of Schedule 4B. Any decision to depart from the Examiner’s recommendations requires clear and cogent justification. In its attempt to justify its position, the Council merely repeats what the Examiner had stated within the report as follows:

“It is considered that this additional information provides the evidence needed to substantiate the Parish Council’s claims as to the level and type of uses of the land that the examiner considered to be lacking. As such, it is considered that it can be demonstrated that Gobbey’s Field is demonstrably special and of particular local significance to the Castlethorpe village community.”

- 4.8 In relation to the apparent attempted use of LGS to prevent potential future development or the designation of Green Belt by the ‘back door’, Counsel, advises as follows:

“The Examiner observed at 6.4.27 that non-designation as LGS would not lead to the development of the Site. Strictly speaking, the Examiner overstepped his remit in this section. There is nothing within the NPPF or PPG text that supports a consideration of whether an LGS will be subsequently built upon. Indeed PPG confirms that:

“In particular, designation should not be proposed as a ‘back door’ way to try to achieve what would amount to a new area of Green Belt by another name.”

*A finding that alternative protection is available under the Local Plan does not fall within any of the applicable basic conditions: 8(2)(a), (d) and (e), and the combined effect of 8(6): **“The examiner is not to consider any matter that does not fall within sub-paragraph (1) (apart from considering whether the draft order is compatible with the Convention rights)” and paragraph 12(10): “In any case where the authority are not satisfied as mentioned in sub-paragraph (4), they must refuse the proposal”** restricts the*

inclusion of such external planning considerations into the neighbourhood plan examination exercise.

However the LPA has clearly transgressed this in observing:

“Although, we agree with the Examiner that as the site is outside the settlement boundary “the starting point for assessing any residential development proposal in the future is that it would not be acceptable“ this statement does not acknowledge the current planning position whereby Milton Keynes Council is unable to demonstrate a 5 year housing land supply. The effect of the lack of a 5 year housing land supply is that Milton Keynes Local Plan Policy S10 (Open Countryside) and Core Strategy Policy CS1 (Development Strategy) are currently considered to be out of date (NPPF para. 49).”

The clear inference to be drawn from this finding is that the LPA consider that, external to the basic conditions, they are justified in imposing a Green Belt designation on the site to avoid the full effects of the lack of a 5 year housing land supply.

That further contravenes an allied principle observed in *Carpets of Worth Limited v Wyre Forest DC* [1991] 2 PLR 84, 94, followed by the Court of Appeal in *Solihull MBC v Gallagher* [2014] EWCA Civ 1610, [34]-[36] as to the avoidance of “sterilisation” of land by Green Belt designation:

“As it directly prejudices land owners in the otherwise proper development of their land, an extension to the Green Belt should not be brought into effect until it can be justified directly by those purposes for which the Green Belt is designed. There must, therefore, be an inhibition in extending the Green Belt so as to avoid sterilising unnecessarily neighbouring land ... just as much as reduction in the boundaries of the Green Belt, which would prejudice the purposes of that Green Belt, must also be made only in exceptional circumstances. On this basis I think that the general concept of the advice in the circulars is that once a Green Belt has been established and approved as a result of all the normal statutory

processes it must require exceptional circumstances rather than general planning concepts to justify an alteration. Whichever way the boundary is altered there must be serious prejudice one way or the other to the parties involved."

The creation of a form of "pop-up Green Belt" through a designation of this nature therefore cannot inform the LGS designation on a correct understanding of the PPG and also the NPPF 77: "The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used: [etc]"

The summary is that the above does not follow the statutory tests and therefore demonstrates a misdirection in respect of paragraph 8(2) and 12(4):

"Milton Keynes Council considers that there is nothing to suggest that designation as a Local Green Space would be contrary to national policy and advice and therefore Basic Condition No 1"

Basic condition 1 is apparently 8(2)(a). The Council have not had regard to the full range of PPG provisions and accordingly have not properly applied 8(2)(a) in determining, having regard to the relevant or material provisions whether it is appropriate to include this designation."

- 4.9 Counsel shares the view that the Council should refer all submissions received as a result of this consultation to the same Examiner for comprehensive assessment.

- 4.10 In Counsel's opinion the clear logic of paragraph 13 is that *"where a significant difference of view emerges on the basis of new factual evidence not provided to consultees in advance of the Regulation stage, then the matter should be referred back to independent examination by the same Examiner."*
- 4.11 Counsel's advice on this matter is founded on the guidance at paragraph 9(2) of the Localism Act 2011:

***" But the examiner must cause a hearing to be held for the purpose of receiving oral representations about a particular issue at the hearing—
(a) in any case where the examiner considers that the consideration of oral representations is necessary to ensure adequate examination of the issue or a person has a fair chance to put a case, or
(b) in such other cases as may be prescribed."***

4.12 In the event that the Council proceeds straight to referendum, we have been advised that a legal challenge could be lodged within 6 weeks of this decision on the following grounds :

(a) Failure correctly to take account of and/or interpret the provisions of NPPF 76 and 77, and further NPPF 78 and 82 read together on exceptional circumstances required to generate new Green Belt;

(b) Failure correctly to take account of and/or correctly interpret the provisions of the PPG on Local Green Spaces, including Paragraph: 007 Reference ID: 37-007-20140306 and Paragraph: 015 Reference ID: 37-015-20140306;

(c) Failure correctly to take account of the Examiner's first Report and/or failure to provide reasons for reaching a different view on a material issue, in breach of paragraph 12(11) and Regulation 18;

(d) Procedural unfairness in failure to send the plan back to the Examiner under paragraph 13(2)

(e) Material error of fact in respect of the extent of "containment" of the LGS;

(f) Failure to have regard to the landowner's submissions in the paragraph 13 consultation.

5 FIVE YEAR HOUSING LAND SUPPLY

5.1 The Council acknowledges that it cannot demonstrate a 5 year supply of housing land. Furthermore their claim of 4.8 years supply, under the Liverpool method (where the shortfall is applied across the remaining plan period) is at best very optimistic.

5.2 The ability to demonstrate a 5 year housing supply has implications in respect of Paragraph 47 of the Framework which sets out the Core Planning Principles of the Framework, one of which recognises the “intrinsic character and beauty” of the countryside but does not endorse a blanket approach to the protection of the countryside for ‘its own sake’; and in turn, Paragraph 14. Paragraph 14 is framed in such a way that where a Council is unable to demonstrate a five year supply of housing land, then relevant policies for the supply of housing are considered out of date with the decision making fulcrum firmly skewed in the positive so as to provide opportunity for increasing land supply for Councils to achieve the minimum five year requirement.

5.3 It is noted that the Parish does not claim that the site should be protected for its landscape value (as set out in paragraph 109), and is instead relying purely on the use of the site for recreational purposes as the reason for its special value. The tests to safeguard land to designate as Local Green Space are set out clearly at paragraph 77, and these tests are **NOT** met.

5.4 The Inspector dealing with a recent appeal site in Telford (APP/C3240/W/3143217), which involved local residents advocating that the site provided recreational open space, having been used over time by local residents, children and dog walkers, stated:

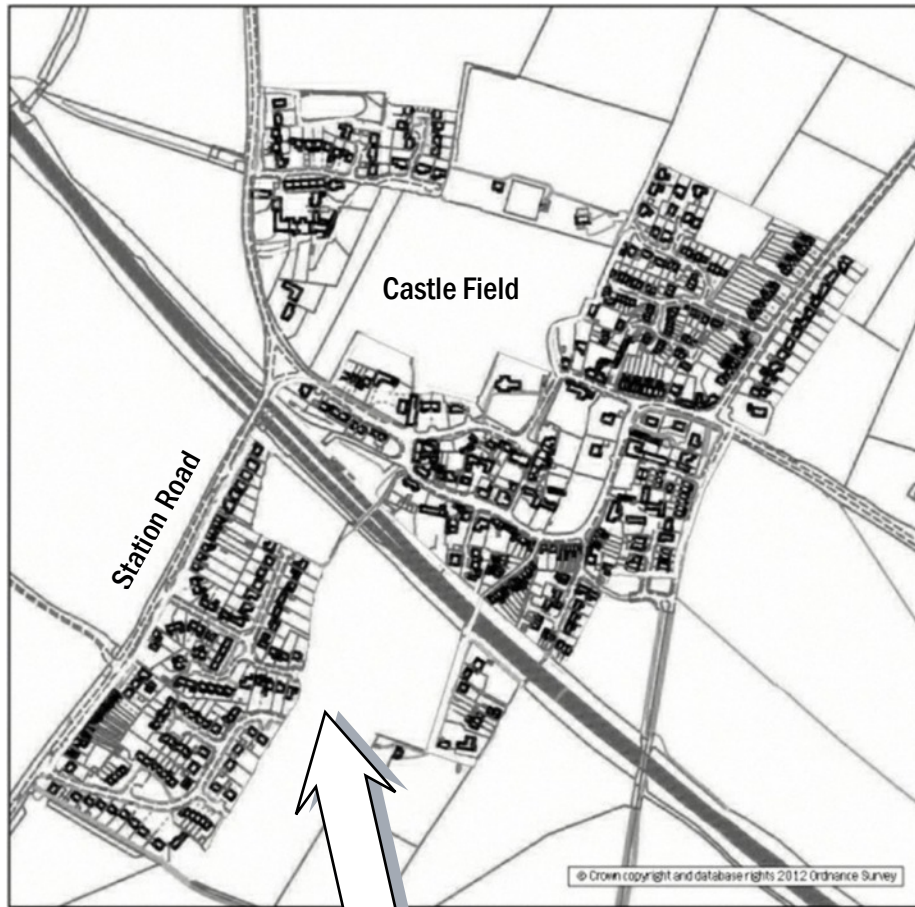
“I recognise that the site is in private ownership and that whilst such a use may have occurred it would have been on an informal basis. As a consequence I do not consider that the site is a valued recreational open space.”

- 5.5 The Development Plan for the area comprises the saved policies of the time-expired Local Plan (with an end date of 2011). The Council is currently progressing with Plan:MK, which is intended to have a 15 year time horizon, and in due course will replace the saved policies. The latest Local Development Scheme indicates that Plan:MK is not due to be adopted until 2019.
- 5.6 With each of these factors firmly in mind, it is of concern to the landowner that the Council appears to be seeking to restrict the delivery of housing further in the district by giving unlawful protection to Gobbey's Field which would be blatantly contrary to the tests set out within the Core planning principles at paragraph 17, and the LGS test set out in paragraph 77. To do so would be in conflict with the over-arching principle of promoting sustainable development enshrined within the Framework to boost significantly the supply of housing.

6 Closing Comments

- 6.1 It is our submission that the Council should take full account of these comments and delete the proposed designation of Gobbey's Field as LGS under Policy 5 and proceed to referendum on the basis recommended by the Examiner; or, in the alternative, provide the same Examiner with the opportunity to assess the latest submissions by holding a hearing before proceeding to a Referendum.
- 6.2 It is our view that the additional information submitted by the Parish Council is not robust and does not displace the Examiner's comments. Designation of the site as LGS would be contrary to advice contained in National Planning Policy Framework and Guidance. Recent case law reinforces this view. Any decision to designate the site to protect it from future development would be a blatant attempt by the Planning Authority to stifle housing development within the District, where the council has acknowledged it has no current 5 year supply of housing land and therefore no up to date housing policies.

Castlethorpe



Gobbey's Field



Castlethorpe
Parish
Council

Castlethorpe Neighbourhood Plan – Gobbey's Field

6 September 2016

Dear Residents,

The Parish Council designated Gobbey's Field as a Local Green Space (LGS) in the new draft Neighbourhood Plan, in recognition of its long history of use by the community as a recreation resource going well beyond using the single Public Right of Way (PRoW), the path running from north to south of the field.

The whole field has been used for very many years for a wide variety of recreation activities and has been accessed from Prospect Place, The Chequers and Shepperton Close in addition to the access from the path from the railway bridge.

For many years it provided the easiest access for many residents across the field to the village shop when the shop was located there in New Road until February 2005.

The Plan is going through its final stages before being adopted by Milton Keynes Council but a late objection has been made by the owners of Gobbey's.

This objection seeks to deny the long history of usage by the community and to restrict public use to the single PRoW, also to remove its

designation as a LGS. This would prevent use of the field for general recreation and it is clear from their objection that the owners wish to develop the field for housing.

The Parish Council does not accept this objection and wants retain Gobbeyes as a LGS in the Plan. It has provided an important recreation resource for very many years and we want to safeguard its future.

We now need to formally gather evidence of the community’s use over the years, So we’re asking you to tell us about the history of your individual use of Gobbeyes by completing the questionnaire section of this letter,

This important information will then be used to rebut the owners’ challenge. We need as many responses as possible as soon as possible, by **Friday 23 September** at the very latest. Where more than one person in a household uses the field, please make individual responses, as each one counts.

Please complete, sign and detach the questionnaire section and return it to us. Paper copies can be delivered to the Village Shop over the counter or to the Parish Council Clerk, Steve Bradbury, at 63 Thrupp Close. You can download more copies to print out and fill in from <http://www.castlethorpevillage.org.uk/downloads> in the “Other documents” section.

Thank you in your advance for helping the Parish Council to ensure that Gobbeyes Field is enjoyed by us, our children, grandchildren and great-grandchildren for many, many years to come.

Philip Ayles
Chair, Castlethorpe Parish Council

Castlethorpe
Parish
Council



Gobbeyes Field Usage Survey

I have used Gobbeyes Field regularly since(enter a year):

I use the field for (tick all boxes that apply):

- walking
- jogging
- dog walking
- children’s games
- various recreational activities, such as football
- for access to paths to the River Tove, the Canal and Cosgrove
- for access to the Castlethorpe Duck Race on the River Tove
- for access to the Village Shop until February 2005 (when it was located in New Road)
- for access to the Village Shop after February 2005

I have used the field (tick all boxes that apply):

- daily
- weekly
- monthly
- randomly throughout the year

I have seen many members of the public using the whole field for the recreational purposes shown above since (enter a year):

I greatly value Gobbeyes Field as a recreational and environmental resource and want to keep its current unspoiled character. I want it to have the special protection that being designated as a Local Green Space gives against development, reflecting its particular importance to the local community.

Name:

Signed: Date:

