

6 February 2018

Jill Kingaby
Examiner
Intelligent Plans
Regency Offices
37 Gay Street
Bath BA1 2NT

Dear Ms Kingaby,

Please see below the responses to your queries.

I noted that a relatively new house exists in Hampstead Hill Gardens, and wondered whether this has blocked former access to the site from the west?

Access to the garden is by key via the gate between 21 and 23. Keys are only available to those members who contribute to the annual running costs of the garden. Membership is limited to those who live on Heath Hurst Road.

If you would like access to see the space yourself, you could contact Barbara Thompson, on 07855842071. Mondays and Fridays may be best.

Although Appendix 5 states that all houses in Heath Hurst Road have access to the communal garden, does this happen in practice or is it only the householders whose gardens back on to it?

Approximately 45 households are eligible for access, and assuming between 3 and 4 people per household (some will be more, some less) that gives a figure of between 135 and 180 people. At present, around 30 households are active members, which gives a figure of between 90 and 120 people. These figures fluctuate over time.

Paragraph 77 of the NPPF states that local green space designation will not be appropriate for most areas of open space, and I wonder whether this proposed space has such limited accessibility that its designation may not be justified. I would appreciate it if you could provide some additional information to help me reach a reasonable decision as to whether the criteria in paragraph 77 are satisfied in this case.

- The green space is obviously close to the community it serves (i.e. everyone in the street).
- The local association usually has one or two garden parties a year, to which everyone in the street is invited. This is greatly valued by most in the street, and has created a strong

sense of community in the street. Young and old get to mix, as do new arrivals and longstanding residents.

- The beauty, recreational value (football, cricket, other games), tranquillity and richness of wildlife are very important to those who live locally.

Please let us know if we can answer any additional questions for you.

Sincerely,

Janine Griffis
Chair, Hampstead Neighbourhood Forum