

From: Mellor, Keith [REDACTED]

Sent: 04 August 2026 13:53

To: NeighbourhoodPlanning <NeighbourhoodPlanning@dorsetcouncil.gov.uk>

Subject: Bradford Abbas and Clifton Maybank Neighbourhood Plan - Submission Consultation - Objection

Dear Mr Cardnell,

I write to you in response to your notification of the submission of the Bradford Abbas and Clifton Maybank Neighbourhood Plan and wish to make representation on behalf of my client, Admiral Taverns Ltd.

Admiral Taverns are the owners and operators of the Rose and Crown Public House, Church Road, Bradford Abbas, Sherbourne, DT9 6RF.

The Rose & Crown pub garden located to the west of the property is proposed within the Neighbourhood Plan to be designated as Local Green Space. This area of land is within ownership of the Public House/Admiral Taverns.

Please find attached a covering letter and the original objection to Bradford Abbas Parish Council from Admiral Taverns, objecting to the proposal to include the garden area as Local Green Space.

Please do not hesitate to contact myself for any additional information or clarification on points.

Kind Regards

Keith Mellor | Associate

Mobile [REDACTED]

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Tetra Tech Limited. Registered in England number: 01959704

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Our ref.: 784-B080312

Your ref.: Bradford Abbas and Clifton Maybank Neighbourhood Plan Consultation

Nick Cardnell – Spatial Planning
Dorset Council
County Hall
Colliton Park
Dorchester
Dorset, DT1 1XJ

Sent via email to: neighbourhoodplanning@dorsetcouncil.gov.uk

31 July 2026

Dear Mr Cardnell,

Bradford Abbas and Clifton Maybank Neighbourhood Plan Consultation

I write to you in response to your notification of the submission of the Bradford Abbas and Clifton Maybank Neighbourhood Plan and wish to make representation on behalf of my client, Admiral Taverns Ltd ('Admiral' hereafter).

Admiral are the owners and operators of the Rose and Crown Public House, Church Road, Bradford Abbas, Sherbourne, DT9 6RF.

The pub garden located to the west of the property is proposed to be designated as Local Green Space within the Neighbourhood Plan. This is within ownership of the Public House/Admiral.

Admiral wrote to Bradford Abbas Parish Council as part of their Neighbourhood Plan consultation in April 2026 outlining their objection to the pub garden's designation, but the pub garden remains in the submitted Neighbourhood Plan as an 'Important Local Green Space' under Policy 6.

This representation sets out why Admiral considers that the pub garden should not be designated as a Local Green Space, and Admiral respectfully request that the designation is removed from the Neighbourhood Plan.

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The Site

The Rose and Crown Public House is located on Church Road within the defined development boundary of Bradford Abbas and the Bradford Abbas Conservation Area as confirmed within the adopted West Dorset, Weymouth and Portland Local Plan 2015.

To the west of the Public House is a pub garden which is circa 720 sqm in size. The garden is predominantly a grassed area with dispersed picnic benches and a play area, enclosed by a stone wall. West of the pub garden is St Mary's Church and graveyard, which is also proposed to be a Local Green Space.

Bradford Abbas and Clifton Maybank Neighbourhood Plan – Submission Draft

Section 2.7 relates to Local Green Spaces whereby Policy 6 designates six areas as Local Green Spaces, as follows:

- St Mary's Churchyard
- Gollops Ground
- School playing field and field opposite pub
- Rose and Crown Pub Garden
- Recreation ground
- Sports Club Field

Paragraph 2.7.1 states that "Neighbourhood Plans can designate local green spaces for protection. These need to be demonstrably special to the local community for reasons such as their landscape or recreational value, well related to the settlement and not extensive in size. They are not necessarily public open space, and their designation does not give any additional public rights of access to these areas."

Paragraph 2.7.2 sets out that "Local Green Space policy is required to be consistent with the policy for Green Belts. This provides a strong level of protection, as the construction of new buildings is generally seen as inappropriate and should not be approved except in very special circumstances."

A household survey undertaken in 2023, which asked local residents whether they thought certain spaces in the parish were important to them, which included the Rose and Crown pub garden. It is said that these were then checked against the Local Green Space criteria as set out in national planning policy, and this is what informed the designations made in the submission draft Neighbourhood Plan.

Table 2 in the submission draft Neighbourhood Plan outlines that the Rose and Crown pub garden is "an important recreation space linked to the use of the pub and its continuing success. There are views out from the garden across the paddock and countryside beyond, and important for the setting of the historic Grade I church and the pub (which would qualify as a non-designated heritage asset)." It received 91% support from the public.

Table 3 outlines five sites which were excluded from the designation, as follows:

- Bradford Abbas allotments
- Clifton Wood
- Roman marching camp, north of Underdown Hollow
- Rose & Crown pub car park
- St Mary's Primary School playground

Paragraph 2.7.4 advises that “before finalising the Plan, we contacted the landowners to consider what they may have to say about the designation and have taken their responses into account in finalising the list of proposed spaces.”

Admiral do not believe that their response dated 1st April 2026 (enclosed at Appendix 1) has been considered.

National Planning Policy Framework (2024)

The National Planning Policy Framework (NPPF) contains the Government's planning policies for England, highlighting the economic, social and environmental roles of planning, and its contribution to meeting the mutually dependent objectives of a strong, responsive and competitive economy; strong vibrant and healthy communities; and the protection of the natural, built and historic environment.

Paragraph 106 confirms that the designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated and be capable of enduring beyond the end of the plan period.

Paragraph 107 states that the Local Green Space designation should only be used where the green space is in reasonably close proximity to the community it serves, and demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, and the tranquillity or richness of its wildlife, and local in character and is not an extensive tract of land.

Paragraph 108 advises that policies and decisions for managing development within a Local Green Space should be consistent with national policy for Green Belts, as set out in chapter 13 of the NPPF.

Making Local Green Space designations in your neighbourhood plan

New guidance was published on 24th July 2026 from the Ministry of Housing, Communities and Local Government (MHCLG) which covers:

- why green space is important
- the different values of green space
- how neighbourhood plans can address green space
- evidence requirements

- an audit tool for use where existing evidence is not available
- community and stakeholder engagement
- guidance and a tool for making Local Green Space designations
- other green space designations
- policy making for Local Green Spaces

The guidance sets out that the designation must be done in accordance with the criteria contained within the NPPF. The guidance repeatedly references Paragraph 102, but we believe that it was intended that this document would be published alongside the new NPPF, but given the change in Prime Minister this was delayed and the guidance document was still published but not updated. The guidance should be referencing Paragraph 107 of the NPPF. This has been raised with MHCLG.

The guidance explains that “care is required to ensure that green space policies are not being misused, for example through making designations to stop development, rather than to ensure proper green space provision.”

The guidance also sets out that it is “advisable to engage with those controlling the land”.

It concludes by stating that “Local Green Space designations must be made in accordance with the criteria contained in Paragraph 107 of the National Planning Policy Framework and take account of National Planning Practice Guidance.”

Admiral's objection

The Rose and Crown Public House is a thriving viable business, and the outdoor garden amenity area is considered an ancillary facility, which adds to the character and vibrancy of the Bradford Abbas Conservation Area. The garden area proposed for designation as a Local Green Space in the submission draft Bradford Abbas and Clifton Maybrook Neighbourhood Plan is a cherished facility that is carefully managed and maintained by Admiral for patrons of the public house and the community.

Admiral believes that the proposal to incorporate the outdoor amenity area into a designated Local Green Space is both unnecessary and restrictive, which in turn could lead to a negative adverse impact upon the viability and vitality of the premises and business.

Admiral has no aspirations to develop the land but note that development restrictions on the land are already in place and are adequate; in that policies within the adopted West Dorset, Weymouth & Portland Local Plan and the NPPF protect and restrict inappropriate development.

The Rose and Crown Public House and outdoor area is a valued ancillary facility, and as stated the premises are located within the defined boundary of the Bradford Abbas Conservation Area. Consequently, inappropriate development would not be permitted, as stated within Local Plan Policy ENV4, which confirms that any development must conserve and where appropriate enhance heritage assets, and any development must be significantly justified.

To re-affirm Admiral's stance, Local Plan Policy ENV1 confirms that the plan area's exceptional landscapes will be protected and any proposed development that would significantly adversely affect the character or visual quality of the local landscape will not be permitted. This is further emphasised by Local Plan Policies ENV3 and COM5, which confirm that development that would cause harm to the green infrastructure network or undermine the reasons for an area's inclusion within the network will not be permitted and no change of use of open space of public value will be permitted.

To clarify, Admiral have not and are not planning to develop on the garden area but manage the space, in tandem with the Public House in acknowledgement of the important community facility the area provides and special historic character and setting within which it is located. This is in adherence with Local Plan Policies ENV10 and ENV15 which seek to protect the landscape setting of the area in terms of maintenance and the character of the site/area.

The formal designation of the outdoor area as a 'Local Green Space' will imply that other community activities are acceptable on the land which will confuse the purpose of the land, its long-term management/care and health and safety responsibilities for activities undertaken by the community on private land.

The Conservation Area designation along with Green Infrastructure, Landscape/Townscape setting and Open Space policies within the West Dorset, Weymouth & Portland Local Plan protect and restricts inappropriate development within the plan area.

Admiral supports the use of the outdoor area as an ancillary facility to the Public House and of value to the community and considers that the proposed designation is unnecessary.

Conclusion

Admiral firmly believe that the proposed designation of the outdoor garden area attached to the Rose and Crown Public House, and within their ownership, would result in a negative impact on the viability of the existing business, reinforcing the belief that further restrictions are not warranted or required due to existing restrictions through the designated Conservation Area.

For the reasons identified above and within the original objection letter sent to Bradford Abbas Parish Council, Admiral object to the proposal to designate the garden area as Local Green Space within the submission draft Bradford Abbas and Clifton Maybank Neighbourhood Plan, as this designation may result in potential issues that could negatively impact upon the vitality and viability of the existing business. In Admiral's justifiable and considered opinion, the site is well managed and is considered as an important community facility, at no point have Admiral suggested or submitted planning requests for development on the site and currently have no intention of doing so.

We respectfully request that the garden area of the Rose and Crown Public House is not designated as a Local Green Space within the Bradford Abbas and Clifton Maybank Neighbourhood Plan.

Yours sincerely,

Keith Mellor

Associate
Tetra Tech

Appendix 1: Letter of objection

Our ref: 784-B080312

01 April 2026

Bradford Abbas Parish Council

[REDACTED]

[REDACTED]

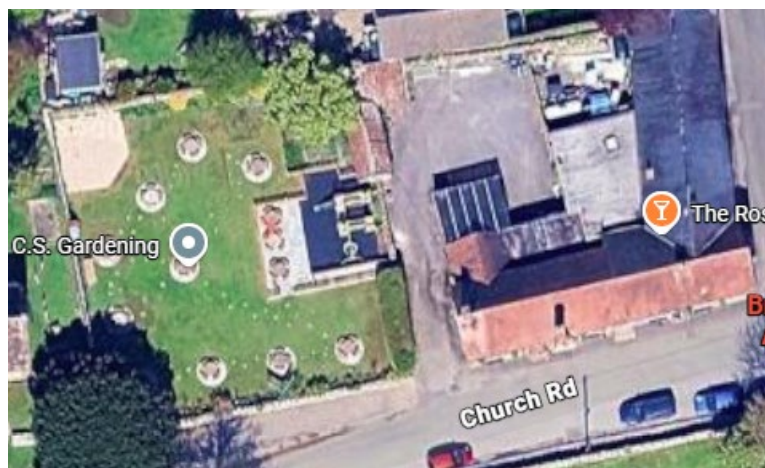
[REDACTED]

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SUBMISSION OF LETTER OF OBJECTION TO THE REQUEST BY BRADFORD ABBAS PARISH COUNCIL TO DESIGNATE THE AREA OF GARDEN LAND TO THE WESTERN SIDE OF THE ROSE & CROWN PUBLIC HOUSE AS LOCAL GREEN SPACE WITHIN THE BRADFORD ABBAS AND CLIFTON MAYBANK NEIGHBOURHOOD PLAN

ROSE & CROWN, CHURCH ROAD, BRADFORD ABBAS, SHERBORNE, DT9 6RF

Admiral Taverns Ltd ('Admiral' hereafter) are the owners and operators of the Rose & Crown Public House, Church Road, Bradford Abbas, Sherborne, DT9 6RF. The area of land proposed to be designated as Local Green Space within the Bradford Abbas and Clifton Maybank Neighbourhood Plan is the outdoor garden amenity area, which is within the ownership of the Public House/Admiral. The area is located to the western edge of the property as depicted below:



(Source: Google Maps, March 2026)

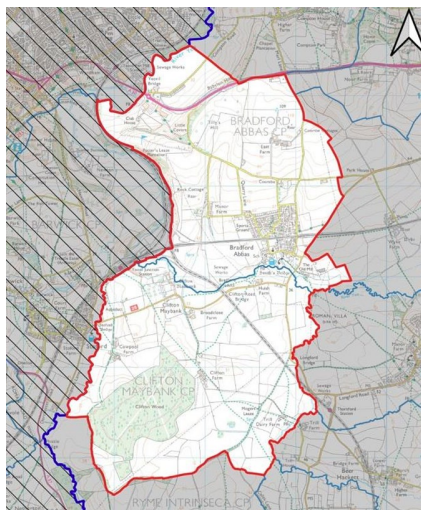
Tetra Tech Group Limited. Registered in England number: 6595608

Tetra Tech Birmingham, 4th floor, 1 Newhall Street, Birmingham, B3 1RP

Tel: [REDACTED] Email: [REDACTED]

The Rose & Crown Public House is located on Church Road within the defined development boundary of Bradford Abbas and the Bradford Abbas Conservation Area as confirmed within the adopted West Dorset, Weymouth and Portland Local Plan 2015.

The Bradford Abbas and Clifton Maybank Neighbourhood plan is currently in preparation. The Neighbourhood Plan Area is as depicted below:



Admiral and Tetra Tech have reviewed the information provided in support of the request to designate the area as Local Green Space and confirm that Admiral has significant concerns regarding the proposal.

Information Provided

Information has been provided by the applicants in the form of Section 2.7 of the pre-submission draft Neighbourhood Plan for comments.

Paragraph 2.7.1 of Section 2.7 confirms that Neighbourhood Plans can designate local green spaces for protection. These need to be demonstrably special to the local community for reasons such as their landscape or recreational value, well related to the settlement and not extensive in size. They are not necessarily public open space, and their designation does not give any additional public rights of access to these areas.

Paragraph 2.7.2 of Section 2.7 states that Local Green Space policy is required to be consistent with the policy for Green Belts. This provides a strong level of protection, as the construction of new buildings is generally seen as inappropriate and should not be approved except in very special circumstances.

Paragraph 2.7.3 of Section 2.7 explains that as part of the Household Survey in 2023, local residents were asked whether they thought that certain spaces in the parish were important to them (which

included the Rose & Crown Garden area). These areas were then checked against the Local Green Space criteria as set out in national planning policy, and the following decisions made as to whether they should be proposed for Local Green Space designation:

Rose and Crown Pub garden, Bradford Abbas, ST587142	91%	An important recreation space linked to the use of the pub and its continuing success. There are views out from the garden across the paddock and countryside beyond, and also important for the setting of the historic Grade I church and the pub (which would qualify as a non-designated heritage asset).
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Within the document is a section which explains what types of development could be allowed in a local green space. The section states that based on Green Belt policy, this could include buildings for agricultural and forestry, the replacement, extension or alteration of a building (if these are not disproportional), and limited affordable housing for local community needs. Some other forms of development are also possible but only if they can be accommodated without harming the area's openness or conflicting with the purposes of the designation, such as the provision of appropriate facilities for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments. Whilst Green Belt policy also include provision for limited infilling in villages, this is more linked to the strategic nature of Green Belts and is unlikely to apply to Local Green Spaces for this reason.

The applicants state that before finalising the Neighbourhood Plan, they contact the landowners to consider what they have to say about the designation and will take their responses into account in finalising the list of proposed spaces.

West Dorset, Weymouth & Portland Local Plan 2015

The plan provides details of the Councils Strategic Approach, which in terms of the environment and climate change states that development should protect and enhance the natural environment, its landscape, seascapes and geological conservation interests, its wildlife and habitats and important local green spaces, by directing development away from sensitive areas that cannot accommodate change. Where development is needed and harm cannot be avoided, appropriate mitigation to offset any adverse impact to the landscape, wildlife and green infrastructure network will be required. In terms of Community Needs, the approach confirms that community facilities that help promote social interaction as well as minimise the need to travel by car should be provided within local communities.

Policy INT1 (Presumption in Favour of Sustainable Development) advocates that There will be a presumption in favour of sustainable development that will improve the economic, social and environmental conditions in the area.

Policy ENV1 (Landscape, seascape & sites of other geological interest) explains that the plan area's exceptional landscapes will be protected. The policy advocates that development should be located and designed so that it does not detract from and, where reasonable, enhances the local

landscape character. Proposals that conserve, enhance and restore locally distinctive landscape features will be encouraged. Development that significantly adversely affects the character or visual quality of the local landscape will not be permitted.

Policy ENV 3 (Green Infrastructure Network) states that the Council will work together with local communities and other relevant partners to develop a green infrastructure strategy for the plan area. Development that would cause harm to the green infrastructure network or undermine the reasons for an area's inclusion within the network will not be permitted unless clearly outweighed by other considerations. Development proposals that promote geodiversity and biodiversity within this network of spaces and provide improved access and recreational use (where appropriate) should be supported.

Policy ENV4 (Heritage Assets) advises that the impact of development on a designated or non-designated heritage asset and its setting must be thoroughly assessed against the significance of the asset. Development should conserve and where appropriate enhance the significance. Applications affecting the significance of a heritage asset or its setting will be required to provide sufficient information to demonstrate how the proposals would positively contribute to the asset's conservation.

The policy advises that any harm to the significance of a designated or non-designated heritage asset must be justified. Applications will be weighed against the public benefits of the proposal.

Policy ENV10 (The Landscape and Townscape setting) states that all development proposals should contribute positively to the maintenance and enhancement of local identity and distinctiveness. Development should be informed by the character of the site and its surroundings. Any development will provide for the future retention and protection of trees and other features that contribute to an area's distinctive character. Such features may not always be designated or otherwise formally recognised.

Policy ENV15 (Efficient and Appropriate use of Land) confirms that development should optimise the potential of the site and make efficient use of land, subject to the limitations inherent in the site and impact on local character.

Policy ENV 16 (Amenity) requires that proposals for development should be designed to minimize their impact on the amenity and quiet enjoyment of both existing residents and future residents within the development and close to it.

Policy SUS5 (Neighbourhood Development Plans) explains that Neighbourhood Development Plans should show how they are contributing towards the strategic objectives of the local plan and be in general conformity with the local plans strategic approach. Clearly setting out how they will promote sustainable development in their area at the same level or over and above that which would otherwise be delivered through the local plan. The neighbourhood plan should have due regard to information

on local need for new homes, jobs and facilities, for their plan area and any outlying areas which they may serve, and demonstrate that they are credible, justifiable and achievable.

Policy COM2 (New or Improved Local Community Buildings and Structures) states that proposals for new, replaced or improved local community buildings or structures will be permitted providing the proposal is within or adjoining an existing settlement, or where it involves the re-use of rural buildings, provided that the proposal would be well-located to be accessible to its main catchment population and would not generate significant additional single purpose trips by private transport, and the proposal would not undermine the commercial viability of nearby community facilities which may be better placed to service the needs of the surrounding community.

Policy COM3 (The Retention of Local Community Buildings and Structures) advises that planning permission for proposals, including change of use, which result in the loss of local community buildings or structures (including sites which were most recently used for this purpose where the use has ceased or the building has been demolished), will not be permitted, unless an appropriate alternative community use to meet local needs is not needed or likely to be viable, or it can be demonstrated that there is no local need for the facility or that such a facility is no longer likely to be viable.

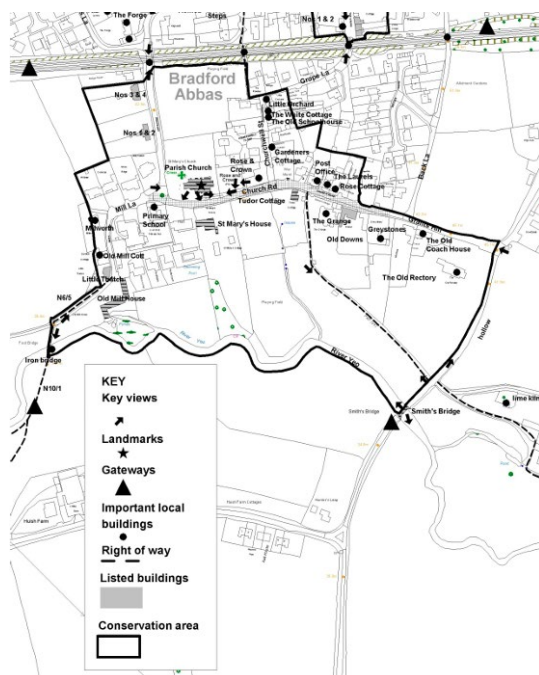
Policy COM5 (The Retention of Open Space and Recreational Facilities) confirms that development on or change of use of open spaces of public value will not be permitted, unless the development proposed is ancillary to the use of the site and the proposal will either support or improve the recreational and amenity value of the site, or alternative and/or suitable replacement outdoor provision of equal or better recreational quality or value is provided in a location which is suitable to meet any deficiency in provision, and/or is better placed and accessible to the surrounding community it serves, and there is a clear community benefit, or it can be demonstrated that the open space, buildings or land are surplus to requirements and there is no need for alternative open space of public value or recreational uses which could reasonably take place at the site.

Bradford Abbas Conservation Area Appraisal 2013

The Conservation Area was designated in February 1972. Within the Conservation Area Planning decisions must be based on a thorough understanding of the conservation area's character in order to effectively conserve the area's special interest.

The Rose & Crown is situated to the northern side of Church Road; the appraisal states that Church Road is broad and runs parallel on the north side of the river. This allowed tofts and crofts on both sides of the road, and in the case of the south side, meant that behind the crofts, pasture and meads (hay meadows) could stretch down to the river. C20 development left land plots on the south side more intact than the on north, where besides the parish churchyard, the garden of the Rose and Crown is a rare survivor. The sizeable plots varied in size and shape (fig 2), established spaciousness,

a characteristic in this part of the village, and did not have such regularity as those once established either side of North St. In early C19, the Rose and Crown car park had properties that had disappeared by the late C19.



As depicted above the Rose & Crown is identified as an important local building which has key views from the garden area.

Emerging Local Plan

Dorset Council is preparing a new Local Plan to guide development. The latest consultation looked at how the Council could meet development needs across the Dorset Council area and identified opportunity sites for new homes, employment land and traveller sites. It also identified areas of opportunity for wind and solar power. The Council are required to identify development opportunities to help meet the needs of Dorset.

National Planning Policy Framework

The NPPF is a material consideration in determining individual planning applications. The policies of emerging plans may also carry weight in accordance with the stage of preparation and extent to which they are consistent with the Framework policies.

The NPPF contains the Government's planning policies for England, highlighting the economic, social and environmental roles of planning, and its contribution to meeting the mutually dependent objectives of a strong, responsive and competitive economy; strong vibrant and healthy communities; and the protection of the natural, built and historic environment.

The NPPF establishes that the purpose of planning is to contribute to the achievement of sustainable development in **paragraph 7** and in **paragraph 8** identifies three overarching objectives which need to be pursued in mutually supportive ways to achieve sustainable development: economic (strong, responsive and competitive economy), social (support strong, vibrant and healthy communities, including open space), and environmental (protection of and enhancement of the natural, built and historic environment).

Section 8 discusses the promotion of healthy and safe communities, stating in **paragraph 96** that policies and decisions should promoted social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other. That are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion. **Paragraph 98** advocates the provision of social facilities including open space and public houses, whilst guarding against the loss of valued facilities. In terms of open space, **paragraph 103** advocates access to a network of high-quality open spaces. **Paragraph 104** states that existing open space should not be built upon unless the space is surplus to requirements after assessment of the need or the loss would be replaced by equivalent or better provision.

Paragraph 106 confirms that the designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated and be capable of enduring beyond the end of the plan period. **Paragraph 107** states that the Local Green Space designation should only be used where the green space is in reasonably close proximity to the community it serves, and demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, and the tranquillity or richness of its wildlife, and local in character and is not an extensive tract of land. **Paragraph 108** advises that policies and decisions for managing development within a Local Green Space should be consistent with national policy for Green Belts, as set out in chapter 13 of the NPPF.

Section 13 provides guidance in terms of the protection of the Green Belt, confirming within **paragraph 142** that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. **Paragraph 143** advises that the Green Belt serves five purposes, including checking unrestricted sprawl, areas merging and preserving the setting and special character of historic towns.

Admirals Objection

The Rose & Crown PH is a thriving viable business, and the outdoor garden amenity area is considered an ancillary facility, which adds to the character and vibrancy of the Bradford Abbas

Conservation Area. The garden area subject to the proposal to designate as Local Green Space in the Bradford Abbas and Clifton Maybrook Neighbourhood Plan is a cherished facility that is carefully managed and maintained by the Admiral for patrons of the public house and the community.

Admiral believes that the proposal to incorporate the outdoor amenity area into a designated Local Green Space is both unnecessary and restrictive, which in turn could lead to a negative adverse impact upon the viability and vitality of the premises and business.

Admiral have no aspirations to develop the land but note that development restrictions on the land are already in place and adequate, in that policies within the adopted West Dorset, Weymouth & Portland Local Plan and the NPPF protect and restricts inappropriate development.

The Rose and Crown PH and outdoor area is a valued ancillary facility, and as stated the premises are located within the defined boundary of the Bradford Abbas Conservation Area. Consequently, inappropriate development would not be permitted, as stated within policy ENV4, which confirms that any development must conserve and where appropriate enhance heritage assets, and any development must be significantly justified.

To re-affirm Admirals stance, policy ENV1 confirms that the plan area's exceptional landscapes will be protected and any proposed development that would significantly adversely affect the character or visual quality of the local landscape will not be permitted. This is further emphasised by policies ENV3 and COM5, which confirms that development that would cause harm to the green infrastructure network or undermine the reasons for an area's inclusion within the network will not be permitted and no change of use of open space of public value will be permitted.

To clarify, Admiral have not and are not planning to develop on the garden area but manage the space, in tandem with the Public House in acknowledgement of the important community facility the area provides and special historic character and setting within which it is located. This is in adherence with policies ENV10 and ENV15 which seeks to protect the landscape setting of the area in terms of maintenance and the character of the site/area. The formal designation of the outdoor area as a 'Local Green Space' will imply that other community activities are acceptable on the land which will confuse the purpose of the land, its long-term management/care and health and safety responsibilities for activities undertaken by the community on private land.

The Conservation Area designation along with Green Infrastructure, Landscape/Townscape setting and Open Space policies within the West Dorset, Weymouth & Portland Local Plan protect and restricts inappropriate development within the plan area. Admiral supports the use of the outdoor area as an ancillary facility to the Public House and of value to the community and considers that the proposed designation unnecessary.

Conclusion

Admiral firmly believe that the proposed designation of the outdoor garden area attached to the Rose & Crown PH would result in a negative impact on the viability of the existing business, reinforcing the belief that further restrictions are not warranted or required due to existing restrictions through the designated Conservation Area.

For the reasons identified above, Admiral object to the proposal to designate the garden area as Local Green Space within the emerging Bradford Abbas and Clifton Maybank Neighbourhood Plan, as this proposal could result in potential issues that could negatively impact upon the vitality and viability of the existing business. In Admirals justifiable and considered opinion, the site is well managed and is considered as an important community facility, at no point have Admiral suggested or submitted planning requests for development on the site and currently have no intention of doing so.