

THE COUNTRYSIDE AND RIGHTS OF WAY ACT 2000
NOTICE OF PUBLIC CONSULTATION: 'USEFUL PURPOSE' AS ACCESS LAND FOR LAND IN
WEST ENGLAND

Following legal challenges in respect of two small parcels of land in Area 7, at Richmore Hill and Grays Lane Bank, The Countryside Agency was required by orders of the Court to remove these parcels of land from the Conclusive Map of Open Country and Registered Common Land for West England (issued 1st July 2005).

In the case of Richmore Hill:

Consent Order CO/4020/2004 quashed the decision of the Countryside Agency to include Richmore Hill (British National Grid Coordinates e 474735 n 192718) as open country on the Area 7 (West England) Provisional Map. Consequently this parcel of land was removed from the Conclusive Map.

In the case of Grays Lane Bank:

Consent Order CO/4271/2005 quashed the decision of the Countryside Agency to include Grays Lane Bank (British National Grid Coordinates e 475100 n 192300) as open country on the Area 7 (West England) Provisional Map (and consequently on the Conclusive Map).

Determination of comments and further consultation:

Subsequent to the above court orders, the draft map for these two parcels of land was re-issued on 30th June 2006. We have now concluded a three-month period of public consultation as to whether the parcels might be regarded as 'Open Country' (OC) or 'Registered Common Land' (RCL).

With regard to **Richmore Hill**, our determination decision is as follows:

The parcel identified as Richmore Hill on the draft map has been determined to form part of a larger parcel of land, following careful consideration of its boundaries. This larger parcel consists predominantly of arable land and is not, therefore, down or Open Country. As a result of this decision, the question of useful purpose or otherwise does not arise and the land will not be shown on the provisional map as open country or registered common land. Further details of this determination decision, together with a reduced scale map, may be found at www.openaccess.gov.uk/s4

With regard to **Grays Lane Bank**, our determination decision is as follows:

The parcel identified as Grays Lane Bank on the draft map consists wholly or predominantly of down and is therefore Open Country. The initial view of Natural England is that the inclusion of the land would serve a useful purpose, due to its status as part of a Site of Special Scientific Interest and given the limited area of other access land in the vicinity. Further details of this recommendation, together with relevant assessment criteria (Mapping Methodology for England, sections 62-64) and a reduced scale map, may be found at <http://www.openaccess.gov.uk/s4>.

Before making any final decision as to whether the land should be added to the draft map, we now invite representations as to whether the inclusion of the Grays Lane Bank parcel on the provisional map would serve a useful purpose, in accordance with Section 4(5)(b) of the CROW Act.

Reduced scale printed copies will be available to view at Natural England's London and Cheltenham offices (Phone the Open Access Contact Centre on **0845 100 3298** for an appointment) and relevant local authority offices. Alternatively, reduced scale printed maps may be purchased, at a cost of £15 (plus P&P), via the Open Access Contact Centre, as above.

Should you have any views or evidence as to the useful purpose or otherwise of the land, or require further information, please write to us at the address below. Please ensure that all representations reach us within 3 months of the date of this notice (Friday 27th April 2007). No representations can be considered after this date.

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