

SS25

**South Gloucestershire
Core Strategy
Examination**

STATEMENT OF COMMON GROUND

BETWEEN

South Gloucestershire Council

AND

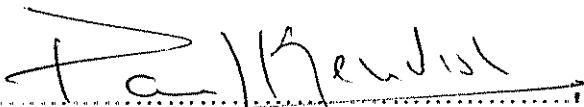
**Paul Kentish & Co
on behalf of Britel Fund Trustees
(4053761)**

**In respect of Abbey Wood Retail Park
(Matters 13 and 22)**

Declaration

The contents of this paper are agreed for the purposes of the South Gloucestershire Core Strategy.

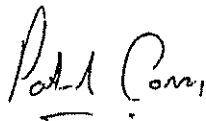
Signed on behalf of Paul Kentish & Co



Position..... DIRECTOR.....

Date..... 02/07/2012.....

Signed on behalf of South Gloucestershire Council



Position Strategic Planning Policy and Specialist Advice Team Manager

Date 29th June 2012

Abbey Wood Retail Park

1. Overview

- 1.1 This Statement of Common Ground (SOCG) has been prepared jointly by South Gloucestershire Council and Paul Kentish & Co, on behalf of Britel Fund Trustees (BT Pension Fund), the owners of Abbey Wood Retail Park.
- 1.2 The SOCG has been prepared to confirm the points of agreement between the Council and Britel Fund Trustees in relation to the Council's Core Strategy (incorporating Post Submission Changes, December 2011), to assist the Planning Inspector at the Examination in Public (EiP).

2. Background

- 2.1 Abbey Wood Retail Park is an out-of-centre retail park at Station Road, Filton, which lies between MoD Abbeywood and the main railway line into Bristol. The Council recognises in the Core Strategy that there is the opportunity to introduce a broader range of uses at the Retail Park which better reflects its location close to housing and employment areas, in a move away from car-based bulky goods retailing. Nevertheless, it is acknowledged that retail will remain the dominant use on the site, and that this is acceptable provided that it is linked with the provision of other uses.
- 2.2 In recognition of the changing role for Abbey Wood Retail Park, Britel Fund Trustees were granted planning permission (PT11/2290/F) in March 2012 for a medium sized foodstore, 2 non-food units and 3 units for A1/A2/A3 on the ground floor with D1/D2 above, together with improved pedestrian and cycling linkages, reduced parking, the creation of a public square and landscaping.
- 2.3 Policy CS25 sets out the Council's aspiration for Abbey Wood Retail Park, with a reference in the supporting text at paras 12.5 and 12.7. Reference is also made to the Retail Park in Policy CS14 and para 9.25.

3. Matters of Agreement

- 3.1 Paul Kentish & Co made representations to the Core Strategy at various consultation stages of the document with regard to Abbey Wood Retail Park. The following Matters are agreed between the Council and Paul Kentish & Co, on behalf of Britel Fund Trustees, the owners of Abbey Wood Retail Park.

Vision

- 3.2 Paul Kentish & Co share the Council's vision for Abbey Wood Retail Park and the Council do not take issue with the three "cornerposts" for the retail park put forward by Britel which are: "i) A moving away from bulky goods retailing, ii) A redesign to be more people friendly and the inclusion of a wider range of retail uses; and iii) A role more suited to its location but without an allocation specific to the park".

Allocation

- 3.3 As indicated above, Paul Kentish & Co and the Council acknowledge that Policy CS25 identifies a role for Abbey Wood Retail Park more appropriate to its location but without an allocation specific to the Retail Park (see para 3.6 ii) below).

Paras 12.5 and 12.7

- 3.4 Both parties agree with the revised wording to the 2nd sentence of para 12.5 set out in Matter Statement PSM13, which sets out the Vision for the Retail Park:

“New residential neighbourhoods , the remodelling of the Abbey Wood Retail Park away from bulky goods retailing and the redevelopment of parts of a number of sites, such as the Abbey Wood Retail Park and the University of the West of England Campus provide an opportunity to improve the range of local amenities-services and facilities on offer, create new distinctive public spaces and associated places to meet and socialise and improve both the extent and attractiveness of walking, cycling, and public transport connections.”

- 3.5 Both parties agree that no amendment is required to para 12.7.

Para 9.25

- 3.6 In respect of para 9.25, both parties agree to:
- i) the deletion of the wording “and its classification as a retail park removed”; and
 - ii) the addition of a new sentence “The park will continue to be treated as out of centre for the purposes of national planning policy” (see also Section 4 below)

Policy CS14

- 3.7 Both parties agree, for clarification purposes, that Policy CS14 should reflect the new sentence in para 9.25 and refer to Abbey Wood Retail Park remaining out of centre.

Para 9.25 and Policy CS25

- 3.8 Both parties agree that there could be a qualification of the wording describing a “broader range of uses” within paragraph 9.25 and Policy CS25.

4. Matters of Disagreement

- 4.1 The only matter of disagreement between both parties centres around the use of the wording “a broader range of uses” in negotiations over rewording para 9.25 and Policy CS25.
- 4.2 Britel Fund Trustees’ preferred position is that the words “a broader range of uses” should be followed by “(which would also include retail)”. Their reasoning for this position is:
- i) These words would comply with the Council’s earlier offer made by its legal department to Britel’s solicitors in June 2011:

"In accordance with our commitment to seek to resolve areas of difference with the stakeholders before the start of the EiP, we would be prepared to amend the wording of bullet point 5 of Policy CS 25 to read " a broader range of uses including retail...."

- ii) Their inclusion would merely demonstrate the Council's good faith with regard to a previous offer. There is also no change in circumstance since those words were written in June 2011 to justify any change of approach now.
- iii) The addition of the proposed words would add clarity and would remove the potential for ambiguity. The proposed words would also better reflect para 5.69a within the Sustainability Appraisal Report underlying the Core Strategy. This refers to the inclusion of "a wider range of retail uses". The proposed wording would remove any conflict between the Sustainability Appraisal and the Core Strategy itself;
- iv) The inclusion of the words will also better connect the policy and para 9.25 with the statement in the Council's letter of 24 April 2012 that they did not take issue with the 3 points on page 2 of my letter dated 10 February 2012 which constituted the "cornerposts" for the retail park. The second point included *"the inclusion of a wider range of retail uses...."*

4.3 As set out in para 2.1 above, the Council's vision for the Retail Park is to secure a broader range of uses, while recognising that retail will remain the dominant use. The Council's position is that the wording "a broader range of uses" by definition includes retail and, therefore, there is no need to specifically single retail out. Although the Council acknowledges that it made the offer referred to in i) above, it notes that neither acceptance nor rejection was indicated by Britel Fund Trustees at the time it was made. The Council has since given further consideration to this wording. The Council is clear that the vision for the Retail Park does not extend solely to broadening the range of retail uses on the site. By accepting the wording "(which would also include retail)", the Council is of the view that retail only development could come forward without being linked with the provision of other uses, contrary to its vision.

4.4 The Council has sought a middle ground with Britel Fund Trustees, which would add "including an element of retail" after the wording "a broader range of uses", as set out in PSM13, but Britel has indicated that it would prefer the words "(which would also include retail)".

1) Para 9.25 wording

Britel Fund Trustees' wording	Council's wording set out in Matter Statement PSM13
<u><i>At Abbey Wood Retail Park, in recognition of its location adjacent to a main line rail station, major employment and housing areas and aAs part of the development and re-modelling of the area between Filton and the M32, the a broader range of uses (which would also include retail) will be promoted at Abbey Wood Retail</i></u>	<u><i>At Abbey Wood Retail Park, in recognition of its location adjacent to a main line rail station, major employment and housing areas and aAs part of the development and re-modelling of the area between Filton and the M32, the a broader range of uses, including an element of retail, will be promoted at Abbey Wood Retail Park will be expanded and its</i></u>

Park will be expanded and its classification as a retail park removed and away from the sale of bulky goods. The park will continue to be treated as out of centre for the purposes of national planning policy (see Policy CS25).	classification as a retail park removed and away from the sale of bulky goods. The park will continue to be treated as out of centre for the purposes of national planning policy (see Policy CS25).
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2) Policy CS25 wording

Britel Fund Trustees' wording	Council's wording set out in Matter Statement PSM13
5. Enhance the vitality of the Abbey Wood Retail Park by providing a broader range of uses <u>(which would also include retail)</u> that capitalise on its location adjacent to a main line rail station...	5 Enhance the vitality of the Abbey Wood Retail Park by providing a broader range of uses, <u>including an element of retail</u>, that capitalise on its location adjacent to a main line rail station...

- 4.5 The Council and the Britel Fund invite the Inspector to resolve this matter of disagreement over the wording "a broader range of uses".