



Ref: V001525/BS/ST
Date 03 May 2013

Strategic Planning Policy and Specialist Advice Team
South Gloucestershire Council
PO Box 2081
South Gloucestershire
BS35 9BP

BY POST AND EMAIL

Dear Sir/Madam

**SAINSBURY'S SUPERMARKETS LTD
SOUTH GLOUCESTERSHIRE COUNCIL
LDF – CORE STRATEGY – INSPECTOR'S FURTHER MAIN MODIFICATIONS**

We write concerning the recently published Inspector's Further Main Modifications to the South Gloucestershire Core Strategy.

Our client, Sainsbury's Supermarkets Ltd, is an important retailer and employer in South Gloucestershire. We note that the Inspector has not proposed any changes to policies CS14 and CS25 relating to Cribbs Causeway/ The Mall, Abbey Wood Retail Park and Stoke Gifford despite our previous representations regarding these two policies at the draft main modifications stage of the Core Strategy in October 2012.

Policy CS14

We note there have been no changes to Policy CS14 and as such, the site at East Filton will be investigated as a new District Centre. Whilst we welcome this clarification, the policy still fails to provide sufficient details on the timing of this investigation.

We remain of the view that in order to properly support the residential development at Harry Stoke, Coldharbour Lane and Cheswick Village, it is important that this new centre is developed before or alongside, and not after, the new housing. We therefore consider that Policy CS14 should provide greater clarity on this issue, with clear and measurable timescales and milestones for the designation of the Sainsbury's/B&Q site as a district centre.

Policy CS25

Despite our previous representations, no changes have been suggested to Policy CS25 where the Inspector's earlier modification introduced the wording "*an element of retail*". Furthermore it is still not clear whether this modification has taken account of the planning permission at the site (ref: PT11/2290/F) for additional retail development (a foodstore, food and drink (A3) uses) and community uses.

We consider the wording "*an element of retail*" to be too flexible as any additional retail development at this site, beyond that already permitted, is likely to materially affect the required investment to deliver the proposed District Centre at East Filton. We therefore propose that additional wording is added to Policy CS25 to provide clarity on the type and quantum of any further retail development and ensure that any



expansion of the retail park does not compromise the policy objectives of delivering a new district centre at the Sainsbury's/B&Q site, Stoke Gifford.

We trust that these representations are of assistance.

Yours faithfully



Sandra Tuck
Town Planner