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Strategic Planning Policy and  
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29/04/2013

Our ref:  
130429L-Draft-JB-SGC-FMM  
Representations-Goodman

Cc: Mike Luton; Martyn  
Stutchbury; Jack Kellard;  
Robin Moxon

Dear Sir / Madam

**Subject: South Gloucestershire Core Strategy Examination  
Inspector's Further Main Modifications  
Representations on behalf of Goodman (4003361)**

I write in relation to the above and further to our agreed Statement of Common Ground, dated 6<sup>th</sup> March 2013 regarding Land at Charlton Hayes.

Goodman support the proposed changes being made to Policy CS12 (Tables 1 and 2) as set out in the Inspector's Further Main Modifications. However, the Modifications do not include any provision for changes or addition to supporting text to the Policy, as we had envisaged and agreed to support through the Statement of Common Ground.

For completeness the agreed text suggested was:

*"9.14 a A seven hectare site at the west of Charlton Hayes which was formerly identified as safeguarded has been re-designated to be interim safeguarded in recognition of changing circumstances in the wider area, to help facilitate discussion of its future role, and, to enable all relevant parties to address a number of technical issues through the vehicle of a planning application. This is without prejudice to any particular end-use except that it is not intended that it should cater for any significant retail development but may include residential or mixed-uses. Proposals should generally be consistent with, and where appropriate contribute to, the development of the CS26 new neighbourhood. The assumption, subject to the above, is of capacity for in excess of 100 dwellings in the period 2012/13 – 2016/17."*

We note the subsequent request for wording in the last sentence to state, 'in the order of 100 dwellings' rather than 'in excess of' and Goodman would be happy for this amendment to be made.

The inclusion of a paragraph in supporting text to Policy CS12 as set out above would be helpful in providing some context to the changes made to the policy and guidance for the future. It would also reflect the treatment of other Table 1 and 2 sites in supporting text so adding appropriate consistency and greater certainty in taking the Strategy forward.

We very much hope that Officers are able support the above as a proposed further change.

Yours faithfully

**Jon Bray**  
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