

Suggested Modifications - Proposed Submission Policies, Sites and Places (PSP) Plan June 2016

The Council is inviting comments on the Suggested Modifications to the submitted Policies, Sites and Places Plan (PSP Plan). The suggestions cover policies, supporting text, Local Green Space designations and the Policies Map.

All comments received by 7pm on the 6th January 2017 will be passed to the Inspector for consideration as part of the examination process.

The Suggested Modifications (including reference code) are available to view in this document:

- [Suggested Modifications \(November 2016\) to the Policies Sites and Places Plan Proposed Submission \(June 2016\) \(OS1\)](#)

Further details can be found in the following documents:

- [Appendix I – Suggested Modifications PSP Plan \(November 2016\) \(OS1a\)](#),
- [Appendix II - Suggested Modifications Local Green Space Designation \(November 2016\) \(OS1b\)](#), and
- [Appendix III Suggested Modifications \(November 2016\) to Policies Map Changes \(June 2016\) \(OS1c\)](#)

All these documents can be viewed online at: www.southglos.gov.uk/PSPsubmission

Making Comments

All comments should be made using this response form below. A [guidance note](#) for completing this form is available from: www.southglos.gov.uk/PSPsubmission. Completed forms should be submitted to the Council using the contact details below.

Email:	planningLDF@southglos.gov.uk
Post:	Strategic Planning Policy & Specialist Advice Team Environment and Community Services Department PO Box 299 Civic Centre Bristol BS15 0DR

If you have any questions regarding this invitation to make comment or would like any further information, please contact the Strategic Planning Policy & Specialist Advice Team on 01454 863464.

Comments should only be submitted once i.e. by email or by post.

All comments must be received by no later than 7.00pm on 6th January 2016.

Receipt of your response will be acknowledged.

Please note that all comments must refer to the relevant suggested modifications reference, local green space reference or policy map.

PART ONE- YOUR DETAILS

Please be aware that anonymous forms cannot be included and that in order for you to submit your form you **must** include your details below.

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Should you wish to make more than one comment, please submit a separate form for each in Part Two below clearly stating which suggested modification, Local Green Space Designation or Policy Map change you wish to comment on. (N.B. You only need to complete Part One (Your Details) once)

In circumstances where there are individuals/ groups/ organisations who share a similar view as to how the plan should change, it would be helpful if individuals/ groups/ organisations make a single response. It would also be useful if the group/ organisation state how many people the submission is representing and how the comment was authorised.

Your Details	Your Agent's Details (If applicable)
Reference No (if known*):	Reference No (if known*):
Title: Mrs	Title: Mr / Mrs / Miss / Ms / Dr / Other:
Surname: Bailey	Surname:
Forename: Jodie	Forename:
Organisation / Company: Pucklechurch Parish Council	Organisation / Company:
Address: 51 Fouracre Road Bromley Heath Bristol	Address:
Postcode: BS16 6PG	Postcode:
Contact No: [REDACTED]	Contact No:
Email: [REDACTED]	Email:

*If you have been contacted by post, you will find your reference number at the top of the letter under 'Our Ref'

PART TWO - YOUR COMMENTS

Please use a separate form for each comment made.

Q1. To which suggested modifications does this comment relate?	
Suggested Modification - Policy Reference: (e.g. SM14)	
Suggested Modification Local Green Space Reference: (e.g. LGS1234)	LGS249
Suggested Modification – Policy Map Reference: (e.g. MAP14)	

For guidance on 'legal compliance' and 'soundness' please see the guidance note available from www.southglos.gov.uk/PSPsubmission .
Q2a. Do you consider the suggested modification is legally compliant
<input type="checkbox"/> Yes <input type="checkbox"/> No
Q2b. Do you consider the suggested modification is sound?
<input type="checkbox"/> Yes <input type="checkbox"/> Yes, with minor changes <input type="checkbox"/> No

Q3. On what grounds do you consider the modification is <u>unsound</u>? Is it because it is <u>not</u>:
<input type="checkbox"/> Positively Prepared?
<input type="checkbox"/> Justified?
<input type="checkbox"/> Effective?
<input type="checkbox"/> Consistent with National Policy?

Q4. Please set out what change(s) you consider necessary to make the suggested modification legally compliant or sound. Please be as precise as possible.
Your suggested change should have regard to the test you have identified at Q3 above where this relates to soundness. You should state why this change will make the Policies, Sites and Places Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text.
LGS249: Eagle Crescent Play Area PPC would like to ask for this area to be reconsidered for designation and in particular for the green line boundary associated with it to be reduced to cover the land owned by Pucklechurch Parish Council situated inside the perimeter road – i.e. excluding any land owned by third parties. This area has been designated and used as a children's play area for in excess of 30 years and is equipped with apparatus owned and maintained by PPC. It is the only designated play area for children in the whole of the modern estate enclosed by Oaktree Avenue: access to play equipment at St Aldam's Drive and

at the Recreation Ground is extremely limited not only by distance but also by children having to cross one or more busy main roads to get to them. In spite of being surrounded by the Green Belt, Pucklechurch has less than the recommended area of green amenity space for the size of its population and PPC believes that all efforts must be made to preserve the little it has.

Please continue on a separate sheet if necessary

Q5. Do you consider it necessary to participate at the oral part of the examination?

- No, I do not wish to participate at the oral examination
- Yes, I wish to participate at the oral examination

Q6. If you wish to participate, please outline why you feel it is necessary to participate at the oral part of the examination.

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Please continue on a separate sheet if necessary

Q7. Please indicate which, if any, of the following you wish to be notified about.

- the publication of the recommendations of the independent Inspector
- the adoption of the Plan

Please indicate as appropriate

Signature:



Date:

04.01.17

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Q1. To which suggested modifications does this comment relate?	
Suggested Modification - Policy Reference: (e.g. SM14)	
Suggested Modification Local Green Space Reference: (e.g. LGS1234)	LGSD245 and LGSD246
Suggested Modification – Policy Map Reference: (e.g. MAP14)	

For guidance on 'legal compliance' and 'soundness' please see the guidance note available from www.southglos.gov.uk/PSPsubmission .
Q2a. Do you consider the suggested modification is legally compliant <input type="checkbox"/> Yes <input type="checkbox"/> No
Q2b. Do you consider the suggested modification is sound? <input type="checkbox"/> Yes <input type="checkbox"/> Yes, with minor changes <input type="checkbox"/> No

Q3. On what grounds do you consider the modification is <u>unsound</u>? Is it because it is <u>not</u>:
<input type="checkbox"/> Positively Prepared?
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LGSD245 and LGSD246 PPC would like to suggest that these two parcels of land that are owned by Pucklechurch Parish Council are treated as one larger parcel and the green line is redrawn to better follow the boundary line of the combined two parcels. We understand that this has already been actioned following a request by our councillor at our request. <i>Please continue on a separate sheet if necessary</i>

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PART TWO - YOUR COMMENTS

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Suggested Modification Local Green Space Reference: (e.g. LGS1234)	LGSD253
Suggested Modification – Policy Map Reference: (e.g. MAP14)	

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Q2a. Do you consider the suggested modification is legally compliant <input type="checkbox"/> Yes <input type="checkbox"/> No
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Q3. On what grounds do you consider the modification is <u>unsound</u>? Is it because it is <u>not</u>:
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LGSD253: Land opposite Becket Court PPC would like to ask for this area to be reconsidered for designation. This area is an attractive green landscaped area set with a wide variety of mature trees and has civic associations: it is the site of the Pucklechurch-Pringy Garden (Pucklechurch has been twinned with Pringy, Seine-et-Marne in France for 28 years), the Millennium stone and the community's Christmas tree that is the focus for celebratory events. This space also provides a much-needed green buffer for residential properties

and the Three Shires Surgery as it sits between them and the busy Shortwood Road: it also screens them from the HGV and other traffic associated with Pucklechurch industrial estate and HMP Ashfield.

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Date:

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Q1. To which suggested modifications does this comment relate?	
Suggested Modification - Policy Reference: (e.g. SM14)	PSP 2
Suggested Modification Local Green Space Reference: (e.g. LGS1234)	
Suggested Modification - Policy Map Reference: (e.g. MAP14)	

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Pucklechurch Parish Council feels very strongly that the format of the consultation, the length of the PSP document and its detail, as well as the overuse of planning jargon will minimise the number of consultation participants. All written communication should as a matter of course be written in plain English which unfortunately is sadly lacking within the draft PSP DPD and its accompanying documentation. PPC is of the firm belief that members of the public and other interested parties will be intimidated by this process and consequently choose to ignore the opportunity to participate. The language used within the document makes it confusing and ambiguous to the extent that as a policy

document it might be misinterpreted and therefore open to manipulation in order to meet a variety of agendas.

PSP 2

No explanation is given as the nature of the test that will be applied to objectively assess whether or not public benefits outweigh harm or how will this be measured. The word 'reasonable' used in this context is open to wide variation in interpretation and might therefore be used to serve particular agendas at odds with the principle of the PSP. No detail is supplied as to what requires a developer to make searches for suitable alternatives and how far geographically they might have to cast their net in order to do so. It is not clear whether the test of what might be reasonable will include viability tests for the developer.

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Suggested Modification Local Green Space Reference: (e.g. LGS1234)	
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Q2b. Do you consider the suggested modification is sound?
<input type="checkbox"/> Yes <input type="checkbox"/> Yes, with minor changes <input type="checkbox"/> No

Q3. On what grounds do you consider the modification is <u>unsound</u>? Is it because it is <u>not</u>:
<input type="checkbox"/> Positively Prepared?
<input type="checkbox"/> Justified?
<input type="checkbox"/> Effective?
<input type="checkbox"/> Consistent with National Policy?

Q4. Please set out what change(s) you consider necessary to make the suggested modification legally compliant or sound. Please be as precise as possible.
Your suggested change should have regard to the test you have identified at Q3 above where this relates to soundness. You should state why this change will make the Policies, Sites and Places Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text.
Paragraph 3.32 states that <i>"In accordance with the NPPF, planning permission will be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss (Para 118). An appropriate buffer will be required for development, in order to protect areas of ancient woodland and veteran trees. Within South Gloucestershire the average proportion of ancient woodland (as a % of land area) is 1.9% compared</i>

to a Great Britain average of 2.40%, therefore it is vital that this valuable natural resource is protected.”

South Gloucestershire is already well below the national average for ancient woodland. The measurement referenced here is misleading as it includes all areas: when compared with other rural/semi-rural Councils, South Gloucestershire has one of the lowest measurements of all so there can surely be no benefit that outweighs its loss since ancient woodland is a finite irreplaceable resource.

Please continue on a separate sheet if necessary

Q5. Do you consider it necessary to participate at the oral part of the examination?

- No, I do not wish to participate at the oral examination
- Yes, I wish to participate at the oral examination

Q6. If you wish to participate, please outline why you feel it is necessary to participate at the oral part of the examination.

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

Please continue on a separate sheet if necessary

Q7. Please indicate which, if any, of the following you wish to be notified about.

- the publication of the recommendations of the independent Inspector
- the adoption of the Plan

Please indicate as appropriate

Signature:



Date:

04.01.17

Thank you for your time to complete and return this comment form.
Please keep a copy for future reference.

All comment must be received by no later than 7.00pm on 6th January 2016.

Suggested Modifications - Proposed Submission Policies, Sites and Places (PSP) Plan June 2016

The Council is inviting comments on the Suggested Modifications to the submitted Policies, Sites and Places Plan (PSP Plan). The suggestions cover policies, supporting text, Local Green Space designations and the Policies Map.

All comments received by 7pm on the 6th January 2017 will be passed to the Inspector for consideration as part of the examination process.

The Suggested Modifications (including reference code) are available to view in this document:

- [Suggested Modifications \(November 2016\) to the Policies Sites and Places Plan Proposed Submission \(June 2016\) \(OS1\)](#)

Further details can be found in the following documents:

- [Appendix I – Suggested Modifications PSP Plan \(November 2016\) \(OS1a\)](#),
- [Appendix II - Suggested Modifications Local Green Space Designation \(November 2016\) \(OS1b\)](#), and
- [Appendix III Suggested Modifications \(November 2016\) to Policies Map Changes \(June 2016\) \(OS1c\)](#)

All these documents can be viewed online at: www.southglos.gov.uk/PSPsubmission

Making Comments

All comments should be made using this response form below. A [guidance note](#) for completing this form is available from: www.southglos.gov.uk/PSPsubmission. Completed forms should be submitted to the Council using the contact details below.

Email:	planningLDF@southglos.gov.uk
Post:	Strategic Planning Policy & Specialist Advice Team Environment and Community Services Department PO Box 299 Civic Centre Bristol BS15 0DR

If you have any questions regarding this invitation to make comment or would like any further information, please contact the Strategic Planning Policy & Specialist Advice Team on 01454 863464.

Comments should only be submitted once i.e. by email or by post.

All comments must be received by no later than 7.00pm on 6th January 2016.

Receipt of your response will be acknowledged.

Please note that all comments must refer to the relevant suggested modifications reference, local green space reference or policy map.

PART ONE- YOUR DETAILS

Please be aware that anonymous forms cannot be included and that in order for you to submit your form you **must** include your details below.

The information collected as part this consultation will also be used by the Council in accordance with the data protection principles in the Data Protection Act 1998. The purposes for collecting this data are: to assist in plan making; and to contact you, if necessary, regarding the planning consultation process. Some of the data may be made public as it will form part of the evidence base used to inform the creation of planning policy documents. The above purposes may require public disclosure of any data received on the response form, in accordance with the Freedom of Information Act 2000.

Should you wish to make more than one comment, please submit a separate form for each in Part Two below clearly stating which suggested modification, Local Green Space Designation or Policy Map change you wish to comment on. (N.B. You only need to complete Part One (Your Details) once)

In circumstances where there are individuals/ groups/ organisations who share a similar view as to how the plan should change, it would be helpful if individuals/ groups/ organisations make a single response. It would also be useful if the group/ organisation state how many people the submission is representing and how the comment was authorised.

Your Details	Your Agent's Details (If applicable)
Reference No (if known*):	Reference No (if known*):
Title: Mrs	Title: Mr / Mrs / Miss / Ms / Dr / Other:
Surname: Bailey	Surname:
Forename: Jodie	Forename:
Organisation / Company: Pucklechurch Parish Council	Organisation / Company:
Address: 51 Fouracre Road Bromley Heath Bristol	Address:
Postcode: BS16 6PG	Postcode:
Contact No: [REDACTED]	Contact No:
Email: [REDACTED]	Email:

*If you have been contacted by post, you will find your reference number at the top of the letter under 'Our Ref'

PART TWO - YOUR COMMENTS

Please use a separate form for each comment made.

Q1. To which suggested modifications does this comment relate?	
Suggested Modification - Policy Reference: (e.g. SM14)	PSP 6
Suggested Modification Local Green Space Reference: (e.g. LGS1234)	
Suggested Modification – Policy Map Reference: (e.g. MAP14)	

For guidance on 'legal compliance' and 'soundness' please see the guidance note available from www.southglos.gov.uk/PSPsubmission .
Q2a. Do you consider the suggested modification is legally compliant <input type="checkbox"/> Yes <input type="checkbox"/> No
Q2b. Do you consider the suggested modification is sound? <input type="checkbox"/> Yes <input type="checkbox"/> Yes, with minor changes <input type="checkbox"/> No

Q3. On what grounds do you consider the modification is <u>unsound</u>? Is it because it is <u>not</u>:
<input type="checkbox"/> Positively Prepared?
<input type="checkbox"/> Justified?
<input type="checkbox"/> Effective?
<input type="checkbox"/> Consistent with National Policy?

Q4. Please set out what change(s) you consider necessary to make the suggested modification legally compliant or sound. Please be as precise as possible.
Your suggested change should have regard to the test you have identified at Q3 above where this relates to soundness. You should state why this change will make the Policies, Sites and Places Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text.
The amendments offered here are open to much interpretation: the language they are written is less demanding in terms of clear outcomes and therefore weakens SGC's ability to make progress with regard to meeting energy reduction and renewable targets. Principles that incorporate the use of the words "encourage" and "expect" cannot be applied or tested as rigorously as those which "require" action. It is regrettable that no ambition is expressed here for delivering (or trying to deliver) carbon neutral development.
<i>Please continue on a separate sheet if necessary</i>

Q5. Do you consider it necessary to participate at the oral part of the examination?

- No, I do not wish to participate at the oral examination
- Yes, I wish to participate at the oral examination

Q6. If you wish to participate, please outline why you feel it is necessary to participate at the oral part of the examination.

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Please continue on a separate sheet if necessary

Q7. Please indicate which, if any, of the following you wish to be notified about.

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- the adoption of the Plan

Please indicate as appropriate

Signature:



Date:

04.01.17

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Please keep a copy for future reference.

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Suggested Modifications - Proposed Submission Policies, Sites and Places (PSP) Plan June 2016

The Council is inviting comments on the Suggested Modifications to the submitted Policies, Sites and Places Plan (PSP Plan). The suggestions cover policies, supporting text, Local Green Space designations and the Policies Map.

All comments received by 7pm on the 6th January 2017 will be passed to the Inspector for consideration as part of the examination process.

The Suggested Modifications (including reference code) are available to view in this document:

- [Suggested Modifications \(November 2016\) to the Policies Sites and Places Plan Proposed Submission \(June 2016\) \(OS1\)](#)

Further details can be found in the following documents:

- [Appendix I – Suggested Modifications PSP Plan \(November 2016\) \(OS1a\)](#),
- [Appendix II - Suggested Modifications Local Green Space Designation \(November 2016\) \(OS1b\)](#), and
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Please note that all comments must refer to the relevant suggested modifications reference, local green space reference or policy map.

PART ONE- YOUR DETAILS

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Should you wish to make more than one comment, please submit a separate form for each in Part Two below clearly stating which suggested modification, Local Green Space Designation or Policy Map change you wish to comment on. (N.B. You only need to complete Part One (Your Details) once)

In circumstances where there are individuals/ groups/ organisations who share a similar view as to how the plan should change, it would be helpful if individuals/ groups/ organisations make a single response. It would also be useful if the group/ organisation state how many people the submission is representing and how the comment was authorised.

Your Details	Your Agent's Details (If applicable)
Reference No (if known*):	Reference No (if known*):
Title: Mrs	Title: Mr / Mrs / Miss / Ms / Dr / Other:
Surname: Bailey	Surname:
Forename: Jodie	Forename:
Organisation / Company: Pucklechurch Parish Council	Organisation / Company:
Address: 51 Fouracre Road Bromley Heath Bristol	Address:
Postcode: BS16 6PG	Postcode:
Contact No: [REDACTED]	Contact No:
Email: [REDACTED]	Email:

*If you have been contacted by post, you will find your reference number at the top of the letter under 'Our Ref'

PART TWO - YOUR COMMENTS

Please use a separate form for each comment made.

Q1. To which suggested modifications does this comment relate?	
Suggested Modification - Policy Reference: (e.g. SM14)	PSP 11
Suggested Modification Local Green Space Reference: (e.g. LGS1234)	
Suggested Modification – Policy Map Reference: (e.g. MAP14)	

For guidance on 'legal compliance' and 'soundness' please see the guidance note available from www.southglos.gov.uk/PSPsubmission .
Q2a. Do you consider the suggested modification is legally compliant
<input type="checkbox"/> Yes <input type="checkbox"/> No
Q2b. Do you consider the suggested modification is sound?
<input type="checkbox"/> Yes <input type="checkbox"/> Yes, with minor changes <input type="checkbox"/> No

Q3. On what grounds do you consider the modification is <u>unsound</u>? Is it because it is <u>not</u>:
<input type="checkbox"/> Positively Prepared?
<input type="checkbox"/> Justified?
<input type="checkbox"/> Effective?
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Q4. Please set out what change(s) you consider necessary to make the suggested modification legally compliant or sound. Please be as precise as possible.
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Amendments to the transport plan fail to address the possibility of using pre-existing underused freight/goods railway lines for passenger trains. there is little or no concrete evidence that the proposed cycle/walking predictions are realistic. There is an inconsistency in the way measurements with regard to 'appropriate' bus/walking distances are expressed with a mixture of miles/metres/kilometres being used. The minimum walking distance required to access a public house (800m) appears iniquitous with that required for a primary school (2 miles).
<i>Please continue on a separate sheet if necessary</i>

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Please indicate as appropriate

Signature:



Date:

04.01.17

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- [Appendix II - Suggested Modifications Local Green Space Designation \(November 2016\) \(OS1b\)](#), and
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Your Details	Your Agent's Details (If applicable)
Reference No (if known*):	Reference No (if known*):
Title: Mrs	Title: Mr / Mrs / Miss / Ms / Dr / Other:
Surname: Bailey	Surname:
Forename: Jodie	Forename:
Organisation / Company: Pucklechurch Parish Council	Organisation / Company:
Address: 51 Fouracre Road Bromley Heath Bristol	Address:
Postcode: BS16 6PG	Postcode:
Contact No: [REDACTED]	Contact No:
Email: [REDACTED]	Email:

*If you have been contacted by post, you will find your reference number at the top of the letter under 'Our Ref'

PART TWO - YOUR COMMENTS

Please use a separate form for each comment made.

Q1. To which suggested modifications does this comment relate?	
Suggested Modification - Policy Reference: (e.g. SM14)	PSP 19
Suggested Modification Local Green Space Reference: (e.g. LGS1234)	
Suggested Modification – Policy Map Reference: (e.g. MAP14)	

For guidance on 'legal compliance' and 'soundness' please see the guidance note available from www.southglos.gov.uk/PSPsubmission .
Q2a. Do you consider the suggested modification is legally compliant
<input type="checkbox"/> Yes <input type="checkbox"/> No
Q2b. Do you consider the suggested modification is sound?
<input type="checkbox"/> Yes <input type="checkbox"/> Yes, with minor changes <input type="checkbox"/> No

Q3. On what grounds do you consider the modification is <u>unsound</u>? Is it because it is <u>not</u>:
<input type="checkbox"/> Positively Prepared?
<input type="checkbox"/> Justified?
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Your suggested change should have regard to the test you have identified at Q3 above where this relates to soundness. You should state why this change will make the Policies, Sites and Places Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text.
No clarity is provided here with regard to the nature the benefits that might possibly outweigh the loss or deterioration of these irreplaceable habitats: the language used here is ambiguous and therefore open to unacceptable levels of interpretation that places the ongoing survival of these habitats at risk.
<i>Please continue on a separate sheet if necessary</i>

Q5. Do you consider it necessary to participate at the oral part of the examination?

No, I do not wish to participate at the oral examination

Yes, I wish to participate at the oral examination

Q6. If you wish to participate, please outline why you feel it is necessary to participate at the oral part of the examination.

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Please continue on a separate sheet if necessary

Q7. Please indicate which, if any, of the following you wish to be notified about.

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Please indicate as appropriate

Signature:



Date:

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