

## 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 6<sup>th</sup> January 2017 will be passed to the Inspector for consideration as part of the examination process.

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- [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:

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Email:	<a href="mailto:planningLDF@southglos.gov.uk">planningLDF@southglos.gov.uk</a>
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.

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<b>Your Details</b>	<b>Your Agent's Details (If applicable)</b>
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Surname: PERKINS	Surname:
Forename: ANDY	Forename:
Organisation / Company: South Glos Council	Organisation / Company:
Address: Civic Centre, Kingswood	Address:
Postcode: BS15 9TR	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.

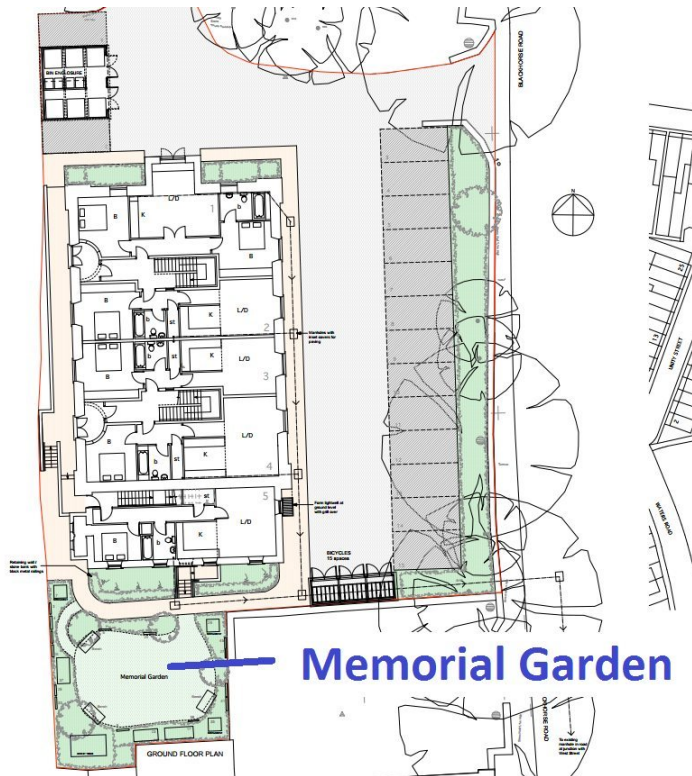
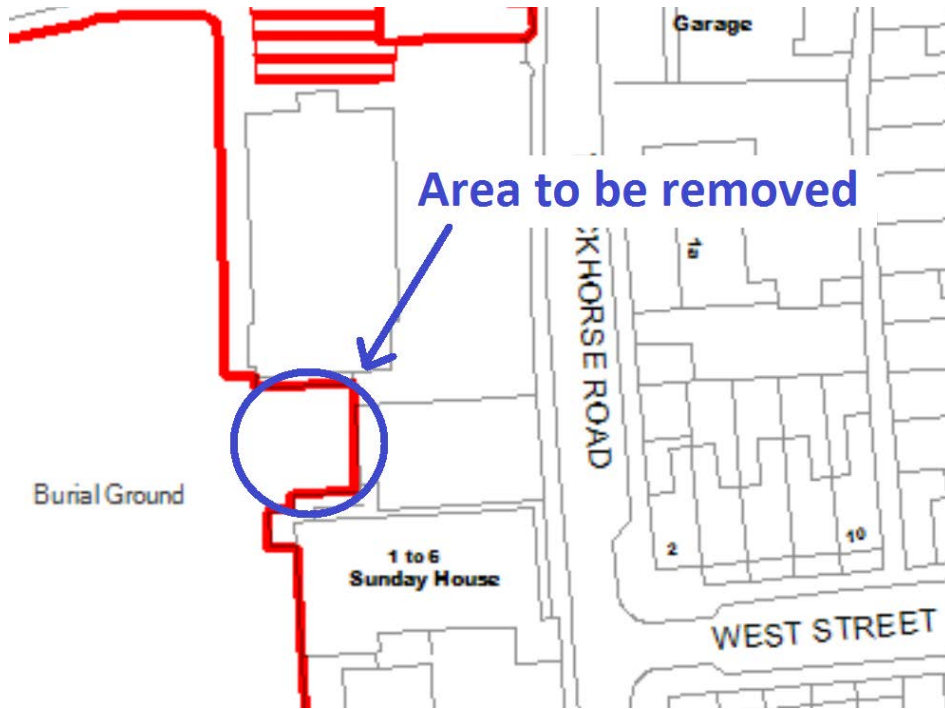
<b>Q1. To which suggested modifications does this comment relate?</b>	
<b>Suggested Modification - Policy Reference:</b> (e.g. SM14)	
<b>Suggested Modification Local Green Space Reference:</b> (e.g. LGS1234)	<b>LGSD406</b>
<b>Suggested Modification – Policy Map Reference:</b> (e.g. MAP14)	

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

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

<b>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.</b>
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The map for the location is not quite correct because as it stands it still contains a small area of land which is within the development area of an approved planning application. It is difficult to describe, but it is essentially the square of land south of the chapel between it and Sunday House. I have annotated (below) the area to the south of the Chapel which needs to be removed from the map. This small area is part of an approved planning application (SGC planning reference number PK15/4995/F) for the redevelopment of the Chapel and part of the surrounding burial ground. The area I have annotated in particular is approved via the planning application to become a small memorial garden to where the developers intend relocating memorial stones. Officers may need to refer to planning documents

associated with PK15/4995/F to define the exact area to be removed from the map for LGSD406 but I have also included below an annotated image from one of the developer's drawings to show the memorial garden.



*Please continue on a separate sheet if necessary*

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N/A

*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:

15<sup>th</sup> December  
2016

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In the Council's document ' <i>OS4 - Local Green Space Designation Topic Paper (November 2016)</i> ' against Representation Number 291/9, the comments in the column ' <i>Summary of Representation</i> ' do not accurately reflect the representation we (local councillors for Woodstock ward) made. The comment should be the same as for Representation Number 219/8 on Waters Road Allotments (LGSD405) viz. that having received a revised wording for the category of allotments (BA) which made it clear that the lands will continue to be used for allotments and that alternative uses will only be explored if allotment use is no longer viable, we were happy to withdraw our nomination of both the allotment sites. The



comments by the Council in the 'Suggested Change' column against 219/9 should likewise be the same as for 219/8.

*Please continue on a separate sheet if necessary*

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According to Representation Number 'SGC ( <i>Transport</i> )' in the Council's document 'OS4 - Local Green Space Designation Topic Paper (November 2016)', the amendment that has been made to the map (in document 'OS1c - Appendix III – Suggested Modifications (November 2016) to Policies Map Changes (June 2016)') – viz. the removal of a '15m buffer' – has been done because "The designation of the LGS adjacent the main road would potentially conflict with future strategic transport infrastructure projects and therefore the designation of the LGS should be would be [sic] contrary to the NPPF to ensure sustainable development beyond the plan."

As local members for the area we OBJECT to this amendment (i.e. removal of the 15m buffer) on the following grounds.

- a) We have not been consulted at all about this. This is despite having met with officers in early September to go through the objections of internal council departments to the nomination of spaces we had made.
- b) Nobody has ever made us aware of any possible 'future strategic transport infrastructure projects' in our area let alone anything that would involve having to sacrifice a slice of a local playing field.
- c) We cannot see how a 15m buffer would support any form of transport infrastructure other than perhaps some sort of lay-over area for buses. Whilst a buffer like this would facilitate the widening of the road – if that is what is intended by those who have a vision that they have not shared with us – it would only do so for a short section of road as the buffer is sandwiched between dwellings at the western (Deanery Road) and south-eastern (Baden Road) ends.
- d) There is no indication that Kingswood Rugby Club – who lease the playing field from the council and look after its maintenance – have been consulted about the potential loss of this 15m buffer. As that area includes part of their training area they ought to have been consulted.

We, therefore, OBJECT, to the removal of the 15m buffer from the map and restate our nomination as originally made for the whole field as set-out in the map below with the exception of the areas ringed with blue circles as the larger one is a square-ish parcel of land with planning permission and the smaller one is the site of small sub-station.

Green Space Code	Name of Nominated Space	Ward
LGSD413	Grimsbury Road Playing Field	Woodstock Ward



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