

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: Prof Cllr	Title: Mr / Mrs / Miss / Ms / Dr / Other:
Surname: Willmore	Surname:
Forename: Chris	Forename:
Organisation / Company: Yate Town Council	Organisation / Company:
Address: Poole Court, Poole Court Drive, Yate, Postcode: BS37 4PP	Address: 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 31/33
Suggested Modification Local Green Space Reference: (e.g. LGS1234)	
Suggested Modification - Policy Map Reference: (e.g. MAP14)	MAP 24

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 checked="" type="checkbox"/> No	
Q2b. Do you consider the suggested modification is sound?		
<input type="checkbox"/> Yes	<input type="checkbox"/> Yes, with minor changes	<input checked="" 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 checked="" 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.
1. OBJECT TO MODIFICATION to proposals map associated with PSP31/33 removing B and Q from primary retail. Contrary to the Town Council response which was to propose extension of the designations to protect the wider town centre retail area (see page 3 of the OS1 mods map) Map ref 24, should be unchanged and include whole of B and Q as within primary frontage. Check they have not removed the

B&Q and Morrisons area from the Primary Shopping Area Map. This was requested by the owners of much of our town centre, and is an effort to try to ensure they control all of the primary shopping area of the town. The Morrisons and B and Q location is part of the town primary shopping area. The pedestrian footfall and interchange between Morrisons and other shops is particularly notable. The whole of this should therefore be included as primary location. B and Q is our only significant white goods outlet. PSP 31 is core and map. Really important to retain as primary retail, as this is the one central location where there is an opportunity for intensification within an open market, and to remove this would give one landowner complete control over primary frontage expansion, contrary to the importance of market demand. The site currently delivers a primary frontage use, and is fully accessible. The owners of the main shopping centre argue Poole Court Drive, the roadway that accesses the carpark is a busy dangerous road separating B and Q from other primary frontages. The total number of vehicle movements on that roadway is no higher than the vehicle parking and movements supported by the car park entrance to the shopping centre. There are multiple crossing points. A high percentage of the pedestrians accessing the town centre on foot come from residential areas to the northwest of B and Q and come past it to reach other primary frontages. The roadway is quiet, compared to for example Link Road, Station Road or Kennedy Way and is far less of a barrier. We are opposed to those attempts to limit the primary frontage to land in the objector's control.

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.

To evidence and explain the perception and experience of local residents about the significance of this site to our town centre primary frontages and the importance of retaining a diverse and broad primary frontage area to facilitate extension of the town centre.

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 x
- the adoption of the Plan x

Please indicate as appropriate

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) **LGDS1192**

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

- Yes
- No

Q2b. Do you consider the suggested modification is sound?

- Yes
- Yes, with minor changes
- No

Q3. On what grounds do you consider the modification is unsound? Is it because it is not:

- Positively Prepared?
- Justified? x
- Effective?
- 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.

Object to failure to respond to Local Open spaces comments re LGSD1192 Millside does not include the whole site the land between the play area and housing should have been included, so error in map persists. The open space extends to the frontage of houses to the north, and does not stop at the edge of the play area. The result is that the open space designation stops at the edge of the equipped play area part way across the public open space. The site omitted was occupied by travellers earlier this summer and it is important to ensure it is properly included in the open space designation to provide protection. We understand the land to the west being omitted as highway verge, but we do not understand the omission of this land to the north which is not highway land.

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

x

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In the hope that a face to face discussion will get SGC to understand the folly of this line drawn partly across the open space – contrary to both designation criteria and its approach on other spaces.

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

Q1. To which suggested modifications does this comment relate?

Suggested Modification - Policy Reference:
(e.g. SM14)

PSP44

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

Yes

No

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x

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Object to revision to PSP44 deleting 1 d and e. We oppose the deletion of these

protection criteria. In our experience playing fields are under real threat from development and require these criteria to ensure they are protected if they are still locally needed. We are aware that for example Rodford School's playing field would have been lost to residential development without these criteria in place.

Please continue on a separate sheet if necessary

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x

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To evidence the importance of these spaces in Yate, and the importance of maximum protection for them.

Please continue on a separate sheet if necessary

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

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

Please indicate as appropriate

Signature:

Date:

30 Dec 2016

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

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Your Details	Your Agent's Details (If applicable)
Reference No (if known*):	Reference No (if known*):
Title: Prof Cllr	Title: Mr / Mrs / Miss / Ms / Dr / Other:
Surname: Willmore	Surname:
Forename: Chris	Forename:
Organisation / Company: Yate Town Council	Organisation / Company:
Address: Poole Court, Poole Court Drive, Yate, Postcode: BS37 4PP	Address: 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'

We support the inclusion of a 20% local renewable /loca carbon generation requirement. To clarify it we suggest it should be measured against the demand of the site if built to current Building Regulation standards. This is within government policy, implements the 2008 Energy Act powers and is welcomed. There is no planning policy requirement to add further qualifies such as local circumstances. This 20% figure lies within the normal models adopted by authorities (CW insert evidence by reviewing a sample of plans)

However, we continue to object to the failure of the policy to make any reference to transport modes. para 94 nppf requires spas to adopt proactive strategies to mitigate climate change. The single biggest carbon impact from residential development is likely to be transport. And these are demonstrably the most intractable (insert trend maps). In determining the application of Policy PSP6, it is important that off site as well as onsite carbon demand is included. A zero carbon development in a rural area that will depend on the private car is not a zero carbon development so the Policy should expressly include evaluation of travel and transport carbon impacts and their reduction. Waste and Minerals Development should be linked to PSP6 Carbon Policy so that any waste schemes should as far as possible be local and if not local should use rail and minerals consents should be required to demonstrate carbon neutrality and new consents only issued where reuse is not viable.

There is a strong government commitment to supporting supply chain growth in depend for nrenewables - see for example its response to the consultation on reforms to the Renewable Heat Incentive and its introduction of the 'Central heating for cities' energy network approach. Accordingly this sort of incentive to encourage renewables use is within government policy aspirations, implements the broad commitments of the NPPF and is not specifically contrary to any NPPF provision.

Please continue on a separate sheet if necessary

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- Yes, I wish to participate at the oral examination

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To explain the problems with the policy as written

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 x
- the adoption of the Plan x

Please indicate as appropriate

Signature:



Date:

31 Dec 2016

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.