

Policies, Sites and Places (PSP) Plan - Main Modifications Representations Form

12th June – 24th July 2017

The Main Modifications (including reference code) are available to view in on the consultation website at www.southglos.gov.uk/PSPmodifications

Representations should only be made on the **Main Modifications** and should be made using the form below. A guidance note for completing this form is available from: www.southglos.gov.uk/PSPmodifications. Completed forms should be returned to:

Email:	planningpolicy@southglos.gov.uk
Post:	South Gloucestershire Council Department for Environment and Community Services Strategic Planning Policy & Specialist Advice Team PO Box 1954 Bristol BS37 0DD

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

All representations must be received by no later than 24th July 2017 at 7pm.

Receipt of your representations will be acknowledged.

Please note that all representations must refer to the relevant Main modifications reference.

PART ONE- YOUR DETAILS

Please be aware that anonymous forms cannot be assessed by the Inspector, therefore representation forms **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 representation, please submit a separate form for each in Part Two below clearly stating which Main Modification 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, 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: Mr / Mrs / Miss / Ms / Dr / Other:	Title: Mr / Mrs / Miss / Ms / Dr / Other:
Surname:	Surname:
Forename:	Forename:
Organisation / Company: Sainsbury's Supermarkets Ltd	Organisation / Company: WYG
Address:	Address: 90 Victoria Street Bristol
Postcode:	Postcode: BS1 6DP
Contact No:	Contact No: ██████████
Email:	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 REPRESENTATIONS

Please use a separate form for each representation.

Q1. To which main modifications does this representation relate?	
Main Modification Reference: (e.g. MM14)	MM20

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

Q3. On what grounds do you consider the Main 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 Main 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.

We have previously made representations (letter of 8 September 2016 refers) in support of the designated Primary Shopping area as a focus of the new District Centre at Stoke Gifford and we are pleased to note that the District Centre boundary is not subject to any modification.

However, we feel that it is important that any suggested retail designation/allocations do not undermine the focus of the new District Centre and the clear conclusions of the Inspector in considering the Core Strategy in respect of the retail park to the south of the A4147. We are cautious that the suggested A1 retail designation on the western extent of the District Centre may do so as this effectively extends that retail park. This appears to conflict directly with the conclusions of the Local Plan Inspector that this retail park should be dealt with as 'out-of-centre'.

We would also highlight that from an urban design perspective, it will be important to ensure that any development coming forward on the suggested A1 retail designation to the north of the Sainsbury's store


coordinates and complements the existing built form and works with the proposed Primary Shopping Area. Given that the site backs onto the existing Sainsbury's service yard, careful consideration will need to be given to make sure the sites work together as opposed to being two separate destinations. Therefore, it may be beneficial to include some wording to this effect within the policy text.

Q5. 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:

A rectangular box containing a solid black rectangle, indicating that the signature has been redacted.

Date:

24.07.17

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

All representations must be received by no later than 24th July 2017 at 7pm.