

[REDACTED]

From: Ponting, Ben [REDACTED]
Sent: 24 July 2017 16:02
To: Planning Policy
Cc: [REDACTED]
Subject: Written Representation - Main Modifications (June 2017) - Fox Den Road, Parkway

Dear Sir/Madam,

We write on behalf of Friends Life Limited (c/o Aviva Investments Global Services Limited) to submit written representations with regard to the Main Modifications to the South Gloucestershire Policies, Sites and Places Plan (June 2017) (herein the 'PSP'). These reps are submitted in respect of the vacant land at Fox Den Road and follow previous representations made on the PSP during its preparation.

It is noted that within policy PSP31, the land at Fox Den Road has an 'A1 Retail Designation' across its entire area, as shown in Figure 1 below. The purpose of these written representations are to ensure that further clarity is sought in respect of the future uses of this land. Whilst it's acknowledged it is suitable for retail uses as an edge of centre site, it is felt that inclusion of this designation does not currently reflect the wording of the Main Modification and supporting text at Paragraph 7.60.

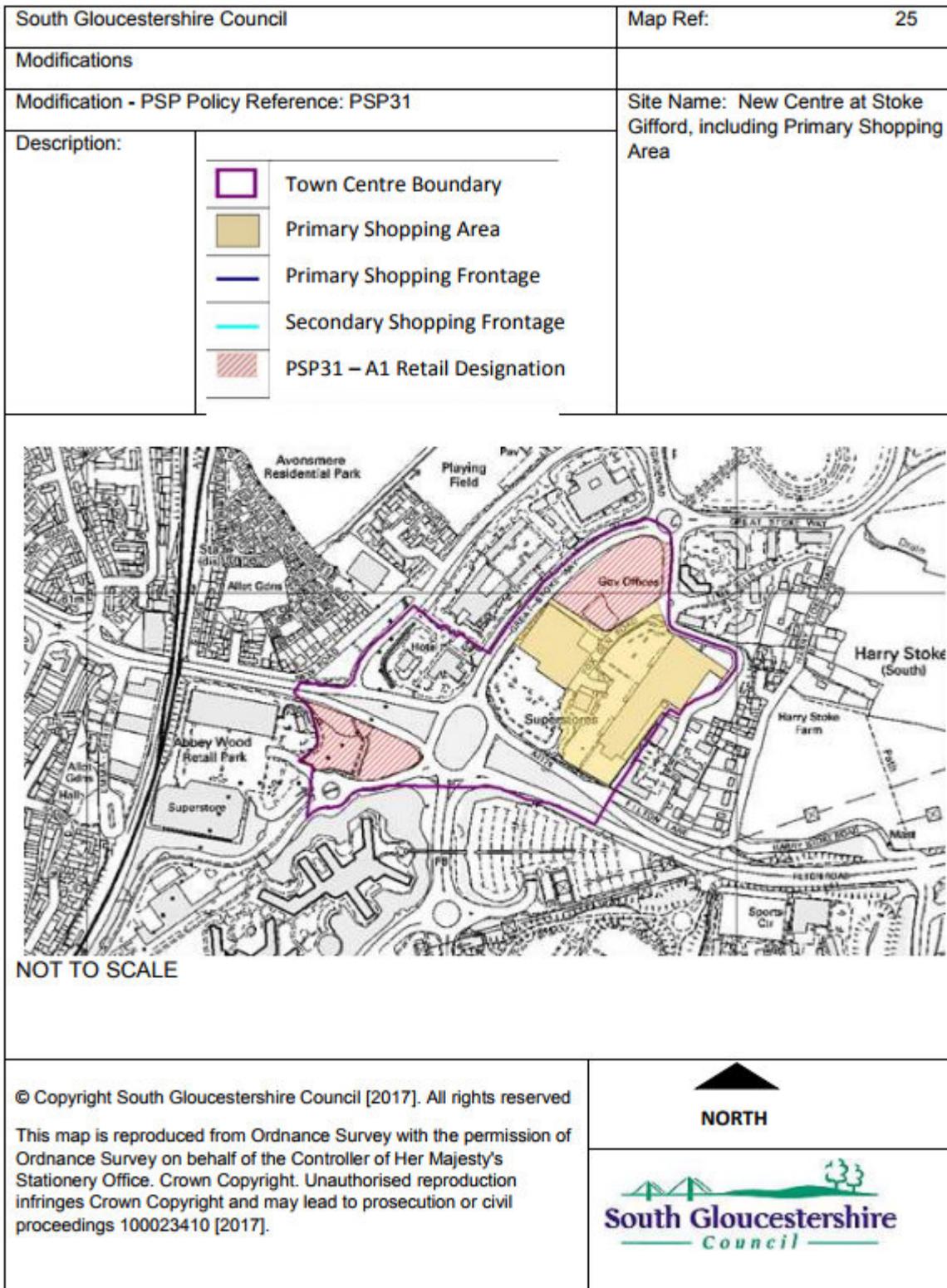


Figure 1 – Stoke Gifford Town Centre Profile Extract from the ‘Changes to the Policies Map (June 2017)

South Gloucestershire Council has been preparing, in conjunction with the site owners, a Planning Brief setting out the principles for future redevelopment of the land at Fox Den Road. Within this, the approach has been to present a mixed use scheme, including some retail. Currently, as shown, the Policies Map (shown at Figure 1) for policy PSP31 is misleading in that it suggests that only retail uses are applicable to the Fox Den Road site. It is therefore requested that the Main Modifications be adjusted to reflect that whilst retail use may be suitable at the site, a mixed use scheme is also applicable comprising typical town centre uses, including retail, leisure and residential (A1, A2, A3, A4, A5, D1, D2, C1, C2, C3). Instead, therefore, the designation should read ‘retail and mixed use town centre development’. This would better reflect the wording as proposed in the Main Modifications at para 7.60, which suggests that the edge of centre site suitable for retail and main town centre development proposals are designated as such in the Town Centre Summary/Policies Map.

It is therefore submitted that the Main Modifications currently fail the test for soundness with regard to policy PSP31.

I trust these representations are clear, however, should you require any further information, please do not hesitate to contact me.

Yours faithfully,

Ben

Ben Ponting

Associate Director - Planning & Development

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