

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

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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.
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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
Surname:	Surname: Dewhurst
Forename:	Forename: Tristan
Organisation / Company: CEG & the Charfield Landowners Consortium	Organisation / Company: Lichfields
Address: c/o agent	Address: The Quorum Bond Street Bristol
Postcode:	Postcode: BS1 3AE
Contact No:	Contact No: [REDACTED]
Email:	Email: [REDACTED]

*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)	MM24

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 type="checkbox"/> Yes, with minor changes	<input checked="" 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 checked="" type="checkbox"/>	Positively Prepared?		
<input checked="" type="checkbox"/>	Justified?		
<input checked="" 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.	
<p>We have made previous representations in relation to this policy, which expressed concern about how it will be applied and delivered. No further evidence quantifying the need or justification for a tariffed approach to custom build development has been published by the LPA. There also does not appear to be any consideration of how this policy will impact upon viability or affordable housing delivery on large sites. Our previous comments in this regard therefore still stand.</p> <p>We note and welcome the clarification that certain types of scheme will not be required to adhere to this policy where it is not practicable.</p> <p>We have a number of concerns with the sequential approach to developing self and custom-build plots, detailed in paragraph 8.53a. Notably, there is no indication as to what would be a reasonable timeframe for plots to be developed by self and custom housebuilders and no fall-back provisions for the house-builder to develop the serviced plots if they remain undeveloped. Furthermore, shell homes</p>	

do not conform to the Housing & Planning Act 2016 Chapter 2 para 9 definition of self-build & custom housebuilding. These requirements appear to be onerous to developers, and would risk the delivery of housing on some of the District's largest sites.

We continue to recommend that the policy be modified and that the LPA instead positively identified sites to accommodate self and custom-build development through the Development Plan. With the support of landowners, this is likely to have greater success in delivery.


Please continue on a separate sheet if necessary

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 redaction, covering the signature of the respondent.

Date:

24/07/2017

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Email:	Email: [REDACTED]

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PART TWO - YOUR REPRESENTATIONS

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Q1. To which main modifications does this representation relate?	
Main Modification Reference: (e.g. MM14)	MM3

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 type="checkbox"/> Yes, with minor changes <input checked="" 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 checked="" type="checkbox"/> Justified?
<input checked="" type="checkbox"/> Effective?
<input checked="" 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.
<p>The inclusion of the word 'special' into the initial part of this policy implies some sort of value that should not be attributed generally i.e. not all landscapes will be considered 'special'. We would, therefore, recommend deleting it.</p> <p>Where development would result in 'harm' to the landscape, the modified policy introduces a requirement to demonstrate that the proposal would result in public benefits that outweigh the harm. This means that public benefit would need be demonstrated where there is perceived harm to <u>any landscape</u>. The NPPF (para 116) applies the 'public interest' test to major developments in landscapes which have the highest status of protection (such as AONB and National Parks). This part of the policy should <u>reflect the NPPF and only be applicable to valued landscapes</u>.</p> <p>We note and welcome the omission of the previous reference to 'major development' in the AONB.</p>

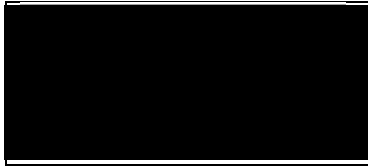
Please continue on a separate sheet if necessary

Q5. Please indicate which, if any, of the following you wish to be notified about.

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Signature:



Date:

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Surname:	Surname: Dewhurst
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Contact No:	Contact No: [REDACTED]
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PART TWO - YOUR REPRESENTATIONS

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Q1. To which main modifications does this representation relate?	
Main Modification Reference: (e.g. MM14)	MM29

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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 checked="" type="checkbox"/> Yes	<input 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.
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We note that this policy now includes a reference to the safeguarding of Charfield Rail Station, which protects against development for other uses. We, therefore, support this policy and make no further comment.
<i>Please continue on a separate sheet if necessary</i>

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 redaction covering the signature. The box is empty on the right side.

Date:

24/07/2017

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Please keep a copy for future reference.

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Strategic Planning Policy Team,
South Gloucestershire Council
Environment and Community Services
PO Box 299
Civic Centre
High Street
Kingswood
BS15 0DR.

Date: 24 July 2017

Our ref: 31350/AC/TD/14508671v1

Your ref:

Dear Sir / Madam,

Representations to the Policies, Sites and Places Plan: Main Modifications Consultation (June 2017)

Our client, CEG and the Charfield Landowners Consortium, has asked us to respond on their behalf to South Gloucestershire Council's consultation on the Policies, Sites and Places Plan: Proposed Main Modifications Consultation. These follow our previous representations to the Policies Sites and Places Plan: Regulation 19 Consultation and our participation in the examination in public.

In relation to the proposed modifications we make the following comments.

MM24 - Policy PSP42 (Self & Custom House Building)

We have made previous representations in relation to this policy, which expressed concern about how it will be applied and delivered. No further evidence quantifying the need or justification for a tariffed approach to custom build development has been published by the LPA. There also does not appear to be any consideration of how this policy will impact upon viability or affordable housing delivery on large sites. Our previous comments in this regard therefore still stand.

We note and welcome the clarification that certain types of scheme will not be required to adhere to this policy where it is not practicable.

We have a number of concerns with the sequential approach to developing self and custom-build plots, detailed in paragraph 8.53a. Notably, there is no indication as to what would be a reasonable timeframe for plots to be developed by self and custom housebuilders and no fall-back provisions for the house-builder to develop the serviced plots if they remain undeveloped. Furthermore, shell homes do not conform to the Housing & Planning Act 2016 Chapter 2 para 9 definition of self-build & custom housebuilding. These requirements appear to be onerous to developers, and would risk the delivery of housing on some of the District's largest sites.

We continue to recommend that the policy be modified and that the LPA instead positively identified sites to accommodate self and custom-build development through the Development Plan. With the support of landowners, this is likely to have greater success in delivery.

MM29 - Policy PSP47 (Site Allocations and Safeguarding)

We note that this policy now includes a reference to the safeguarding of Charfield Rail Station, which protects against development for other uses. We, therefore, support this policy and make no further comment.

MM3 – Policy PSP2 (Landscape)

The inclusion of the word 'special' into the initial part of this policy implies some sort of value that should not be attributed generally i.e. not all landscapes will be considered 'special'. We would, therefore, recommend deleting it.

Where development would result in 'harm' to the landscape, the modified policy introduces a requirement to demonstrate that the proposal would result in public benefits that outweigh the harm. This means that public benefit would need be demonstrated where there is perceived harm to any landscape. The NPPF (para 116) applies the 'public interest' test to major developments in landscapes which have the highest status of protection (such as AONB and National Parks). This part of the policy should reflect the NPPF and only be applicable to valued landscapes.

We note and welcome the omission of the previous reference to 'major development' in the AONB.

If you would like to discuss the points raised in this letter further then please do not hesitate to contact me or

Yours faithfully,

Tristan Dewhurst
Senior Planner