

**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](http://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](http://www.southglos.gov.uk/PSPmodifications). Completed forms should be returned to:

Email:	<a href="mailto:planningpolicy@southglos.gov.uk">planningpolicy@southglos.gov.uk</a>
Post:	<b>South Gloucestershire Council</b> <b>Department for Environment and Community Services</b> Strategic Planning Policy & Specialist Advice Team PO Box 1954 Bristol BS37 0DD

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### **PART ONE- YOUR DETAILS**

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Forename: Dan	Forename:
Organisation / Company: South Gloucestershire Liberal Democrats	Organisation / Company:
Address: Kingswood Civic Centre High St Bristol	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 REPRESENTATIONS**

Please use a separate form for each representation.

<b>Q1. To which main modifications does this representation relate?</b>	
<b>Main Modification Reference:</b> (e.g. MM14)	<b>MM4</b>

For guidance on 'legal compliance' and 'soundness' please see the guidance note available from <a href="http://www.southglos.gov.uk/PSPmodifications">www.southglos.gov.uk/PSPmodifications</a> .		
<b>Q2a. Do you consider the Main Modification is legally compliant</b>		
<input checked="" type="checkbox"/> <b>Yes</b>	<input type="checkbox"/> <b>No</b>	
<b>Q2b. Do you consider the Main 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 Main Modification is <u>unsound</u>? Is it because it is <u>not</u>:</b>	
<input type="checkbox"/> Positively Prepared?	
<input checked="" 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 Main Modification legally compliant or sound. Please be as precise as possible.</b>
<b>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.</b>
<p>It is difficult to define what outweighs the loss of ancient woodland and the inclusion of the additional wording starting with "unless the need for..." has not been justified. Given the South Gloucestershire proportion of ancient woodland is lower than the national average, we think it is even more important to protect it here and therefore believe it would be justified not to include this additional wording.</p> <p>We would remove the addition that starts "unless the need for...", move the sentence starting "In accordance with national guidelines..." to the end of the paragraph and reword the sentence that currently starts "Within South Gloucestershire..." to say:</p> <p>Given that in South Gloucestershire the proportion of ancient woodland (as a % of land area) is 1.9% compared to a Great Britain average of 2.4%, it is vital that this valuable natural resource is protected and the threshold for its removal needs to be exceptionally high.</p>

*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:



Date:

21/07/2017

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## **PART TWO - YOUR REPRESENTATIONS**

Please use a separate form for each representation.

<b>Q1. To which main modifications does this representation relate?</b>	
<b>Main Modification Reference:</b> (e.g. MM14)	MM7

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<b>Q2a. Do you consider the Main Modification is legally compliant</b>		
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
<b>Q2b. Do you consider the Main Modification is sound?</b>		
<input type="checkbox"/> Yes	<input type="checkbox"/> Yes, with minor changes	<input checked="" type="checkbox"/> No

<b>Q3. On what grounds do you consider the Main Modification is <u>unsound</u>? Is it because it is <u>not</u>:</b>	
<input type="checkbox"/> Positively Prepared?	
<input checked="" 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 Main Modification legally compliant or sound. Please be as precise as possible.</b>
<b>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.</b>
<p>The proposed Main Modification represents a substantial weakening of the policy without justification. There is no reason to restrict the application of part 3 of the policy to greenfield, residential development. It is just as easy to provide solar panels on homes built on brown field land and the policy is equally applicable to commercial sites.</p>
<p style="text-align: right;"><i>Please continue on a separate sheet if necessary</i></p>

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

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*Please indicate as appropriate*

Signature:

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<b>Q1. To which main modifications does this representation relate?</b>	
<b>Main Modification Reference:</b> (e.g. MM14)	<b>MM13</b>

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<input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b>	
<b>Q2b. Do you consider the Main Modification is sound?</b>	
<input type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>Yes, with minor changes</b> <input checked="" type="checkbox"/> <b>No</b>	

<b>Q3. On what grounds do you consider the Main Modification is <u>unsound</u>? Is it because it is <u>not</u>:</b>
<input type="checkbox"/> Positively Prepared?
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Taken together, the changes to the parking policy are extremely unclear, potential rendering them undeliverable, and not justified. Our experience as councillors of parking problems in many areas indicates that parking standards are still required.

Part 3 now only applies to use class C3, dwelling houses. It would be helpful to clarify which use classes parts 4 and 5 apply to – presumably C4 for part 4 and all other categories for part 5? What is the justification for having no minimum number of parking places for Nursing and Residential Care Homes, Sheltered Housing, Extra Care Housing? What is the justification for having no minimum number of parking places for new shops, restaurants, offices etc?

Mobility scooters come in a range of sizes, depending on whether they're intended for pavement or road use. Many of the former people may prefer to keep indoors. What is the definition of a mobility scooter for these purposes? What is the definition of a mobility scooter bay?

We cannot suggest an alternative wording without clarity as to what this policy is meant to be doing.

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<p>The original purpose of the restriction on the size of B8 storage and distribution units in PSP27 was not just to limit lorry movements on unsuitable local roads, it was also intended to implement the Core Strategy policy of improving the number and range of jobs in Yate. We would like to see the wording reverting to the original form.</p>
<p style="text-align: right;"><i>Please continue on a separate sheet if necessary</i></p>

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