

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

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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.

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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: Mrs	Title: Mr / Mrs / Miss / Ms / Dr / Other:
Surname: Johnstone	Surname:
Forename: Helen	Forename:
Organisation / Company: Stroud District Council	Organisation / Company:
Address: Stroud District Council Ebley Mill Ebley Wharf Stroud	Address:
Postcode: GL5 4UB	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.

Q1. To which main modifications does this representation relate?	
Main Modification Reference: (e.g. MM14)	MM8

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 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.
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>Para 4.10 We consider that artificial lighting from proposed development can adversely affect residential amenity, in addition to unacceptable impacts a – e) set out in the policy. Artificial lighting amenity impacts should be considered as part of any future technical advice note.</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.

the publication of the recommendations of the independent Inspector

the adoption of the Plan

Please indicate as appropriate

Signature:

Helen Johnstone

Date:

24/07/2017

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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)	MM9

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 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?	
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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 welcome the inclusion of Health Impact Assessments and clarification of how the policy will be implemented.	
<i>Please continue on a separate sheet if necessary</i>	

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Q1. To which main modifications does this representation relate?	
Main Modification Reference: (e.g. MM14)	MM10

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.	
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Criterion 6, roman numerals need renumbering i – iv.	

Please continue on a separate sheet if necessary

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x the adoption of the Plan

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Email: [REDACTED]	Email:

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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)	MM23

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>:
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<p>The revised policy now only applies to affordable housing and may therefore have a negative effect on the overall quantum of affordable housing delivery because of viability. The Council needs to demonstrate either viability or delivery of affordable housing will not be adversely affected as part of the evidence accompanying this Plan.</p> <p>The Council observes that the wheelchair standard aspect of the policy could be difficult to enforce in a Choice Based Lettings system where the Council neither allocates nor nominates people to properties.</p>

Please continue on a separate sheet if necessary

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Helen Johnstone

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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)	MM28

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?
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Within the Themes and Issues Table, Economic Development/ Ensuring sustainable growth, the text should also make reference to Gloucestershire LEP and SEP. As a national project, there will be implications for the region.
<i>Please continue on a separate sheet if necessary</i>

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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

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 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?	
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Welcome the inclusion of Charfield Station as a safeguarded site for transportation uses. This accords with County Council Local Transport Plan (LTP) and their rail study carried out in 2015. Stroud District Local Plan Delivery Policy E114 promotes the opening or reopening of passenger stations.

Please continue on a separate sheet if necessary

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

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<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.
In accordance with the Habitats Regulations, all English competent authorities must undertake a formal assessment of the implications of any new plans or projects which are capable of affecting the designated interest features of European Sites before deciding whether to undertake, permit or authorise such a plan or project. Stroud District Council observe there is no reference to these regulations accompanying these modifications. The Council believes that it would have been useful to present a formal screening opinion regarding the proposed modifications, if only to confirm that there would be no significant impact thereby ensuring full compliance with the Regulations. Both Government and European Commission guidance on Habitats Regulations assessments highlights that when assessing plans and projects under the Habitats Regulations it is best practice for competent authorities to clearly record and reason their decision-making process and their conclusions, taking into account the precautionary principle where there is reasonable science-based uncertainty. This approach is further supported in both European and UK case law.

Stroud District would wish to ensure that moving forward with proposals in future Plans and projects that HRA decisions are recorded and take account of existing studies. For your information Stroud District Council commissioned consultants whom undertook an assessment of recreational pressure along of the Upper Severn Estuary SAC/SPA/Ramsar site. This work was completed in 2016 and is available at:

<http://www.stroud.gov.uk/environment/planning-and-building-control/planning-strategy/evidence-base/environmental-evidence>

The results with an analysis of the catchment showed that 32.7% of visitors came from postcodes outside of Stroud District and also have an impact on the Estuary. Whilst the baseline recreational pressure appears low, it is likely to increase as new housing, employment and tourism development comes forward, both within and outside of the Stroud District. Particular areas of conflict were identified with overwintering birds around Sharpness, Saul Wharf and Berkeley Pill. The Council cannot rule out likely significant impacts and as a consequence is currently drafting a Severn Estuary mitigation strategy to address these matters. There is clearly an opportunity to co-operate in the future in co-operation with statutory bodies and adjacent planning authorities.

Please continue on a separate sheet if necessary

Q5. 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:

Helen Johnstone

Date:

24/07/2017

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.