

Neighbourhood Plan 2020-2026



CONSULTATION STATEMENT

**ABBOTS LEIGH, HAM GREEN,
PILL, EASTON-IN-GORDANO**

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1 INTRODUCTION

Consultation is a crucial element of the Plan and, in accordance with the Neighbourhood Planning (General) Regulations 2012 Para 15.2 and Schedule 1 there must be a Consultation Statement which:

- (a) contains details of the persons and bodies who were consulted about the proposed Neighbourhood Plan;
- (b) explains how they were consulted;
- (c) summarises the main issues and concerns raised by the persons consulted; and
- (d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

The Consultation bodies that the Parish Council or Neighbourhood Forum should consult include:

- The Local Planning Authority – any county, district, or parish council any part of whose area is in/adjoins the NPA
- The Homes and Communities Agency
- Natural England
- The Environment Agency
- English Heritage
- The Highways Agency
- The Marine Management Organisation
- Voluntary bodies whose activities benefit all or part of the neighbourhood area

2 CONSULTATION STRATEGY

The Neighbourhood Plan Consultation Strategy (October 2017) was organised around two main elements:

- Consultees (residents, community groups, business, agencies)
- Methods of consultation (web-sites, newsletters, leafleting, meetings, events, surveys)

In summary the programme involved

Residents	Publicity about purpose, scope, role of Plan in Newsletters (LINK, Pill Paper), use of websites; Open meetings, surveys; presentations at events; exhibition.
Community Groups	Engagement with community groups (environment, heritage, sustainability, cycling, sport)
Business	Interviews with business parks (Eden, Old Brewery, Precinct); discussions with major employers (Abbots Leigh Manor Nursing Home, Freeways, Leigh Court, Penny Bohn, Surgery), developers,
Agencies	Consultation with North Somerset Council (transport, pollution, housing); Consultation with Alliance Homes (Pill Precinct), Historic England, Sport England, First Bus, Bristol Port Company
Parish Councils	Regular briefing to, and advice from, Parish Councils

The engagement of different types of consultee and the appropriate method of consultation has varied over the two-and-a-

half-year period during which the plan was prepared – see Sections 4-11 which follow.

3 STEERING GROUP

The Parish Councils agreed in autumn 2018 that a Steering Group be formed to advise on the Plan. An announcement was made in the Pill Paper in March 2019 inviting anyone who would like to join this Group. A Steering Group was established in early Spring 2019 with membership selected from all geographical parts of the Neighbourhood Area and bringing a range of experience of the area. Membership included.

Sue Adamson, Easton-in-Gordano Parish Councillor; Environment

Jill Coleman, Easton-in-Gordano, Pill and District Community Land Trust Board

Don Davies, Pill: NSC Local Councillor for Pill/Abbots Leigh ward); Pill and Community Land Trust Board)

Lucy Byrne, Ham Green, Environment and Climate Change (joined October 2019)

Bob Langton, Pill Parish Councillor, Climate Change; Chair of Plan Steering Group.

Rob Harvey, Pill: Environment

Lin Matthews, Pill: Chair Pill and Easton Community Forum

Peter Milner, Pill Community

Alison Needler, Ham Green: Community, (resigned September 2019)

Stephen Robertson, Abbots Leigh: Economy

Simon Talbot Ponsonby, Chair Abbots Leigh Parish Council; Pill and District Community Land

Trust Board

Jo Tuckwell, Pill; local employer

Peter Stanley, Pill, Parish Councillor

Murray Stewart Abbots Leigh Parish Councillor, Pill and District Community Land Trust Board

Cathryn Vallender (Alliance Homes)

Martin Walker, Abbots Leigh Parish Councillor

Trevor Wraith, Easton-in-Gordano Parish Councillor

The role of the Group was agreed as including:

- Review and comment on components of Plan
- Advise on community consultation processes
- Ensure consistency between elements of the Plan
- Advise on structure and content of final Plan
- Provide backing and legitimacy ((for external interests)
- Recommend Plan to Parish Councils and to final community referendum

It was agreed that a number of external agencies might be invited to attend and contribute on specific issues, e.g. North Somerset Council, National Trust, Bristol Port Company, Alliance Homes, Avon and Somerset Police).

4 WEB-SITE

A dedicated web-site www.pillanddistrictplan.org was established to provide information and engage residents. In addition to pages on key issues

– Housing, Transport, Environment, heritage, Economy, Climate Change and Community – there were pages on NEWS and Contacts.

5 NEWSLETTERS

Throughout the plan period the two monthly parish newsletters, the Abbots Leigh LINK, and the Village Voice (formerly

Pill Paper) included updates and publicity in their regular monthly editions on events on the Neighbourhood Plan

6 MEETINGS AND EVENTS

- Attendance at and presentations to community Groups – Pill and Easton Men’s Group, Zumba, Pill Arts Group, Pill and District Gardening Group, Pill Goldies, Crockerne Pill History Society, Easton WI, Abbots Leigh WI, Abbots Leigh Heritage Group (mainly 2018 and early 2019)
- Meetings with the managers of ten community premises across the area (Spring 2018)
- Public meeting on NSC Issues and Options consultation. Abbots Leigh November 2018
- A presentation to the Pill Community Forum in February 2018 (30)
- A meeting of the Abbots Leigh Wildlife Group to discuss the Environmental Statement (8)
- Meetings of the Sustainability Group to discuss energy and related topics
- Annual parish meetings of Abbots Leigh Parish Council (20)
- Annual parish meeting 2019 of Pill and Easton in Gordano Parish Council.
- North Somerset Cycle Forum June 2019
- Rewilding the Environment June 2019
- Consultation Meeting on Transport Abbots Leigh July 2019
- Consultation Meeting on Heritage and Conservation Abbots Leigh July 2019
- Consultation Meeting on Sustainability and Climate Change Pill July 2019
- Climate Change and Environment Group July 2019
- Climate Change and Environment Sub-Group – Trees and Biodiversity July 2019
- Carbon Capture and Biodiversity September 2019
- Pill Precinct Group October 2019
- Energy Group October 2019
- Heywood Family Practice Patients Panel October 2019
- Crockerne and Pill District History Society October
- Environment and Climate Emergency October 2019
- Rewilding (Abbots Leigh November 2019)
- Pill Precinct WalkAbout December 2019
- Carbon Capture and Biodiversity January 2020
- Sustainabubbles Party Abbots Leigh Village Hall January 2020
- Climate Change and Environment Group January 2020
- Travel West January 2020
- Pill Precinct Meeting (with Alliance Homes) January 2020
- Public Engagement sub-group January 2020)

One to one meetings with

- | | |
|--|--------------------------------|
| ▪ Justin Humphries Head Teacher | St Katherine's School |
| ▪ Richard Harrison, Practice Manager | Heywood Family Practice |
| ▪ Mandy Summers, Cathryn Vallender: | Alliance Homes |
| ▪ Tom Walker | Old Brewery Business Centre |
| ▪ Sean Spearing | Avon Fire and rescue service |
| ▪ John Chaplin | Bristol Port Company |
| ▪ Anne Hayes | Bristol Port Company |
| ▪ Portishead Estate Agent staff
(Hunters, Ocean, West Coast Properties, Goodman and Lilley) | |
| ▪ John Butler | Abbots Leigh Village Hall |
| ▪ Elspeth Davis | St. George's Church |
| ▪ Jo Jones | Pill Children's Centre/Library |
| ▪ Jeannette Spracklen | St. John's Ambulance Hall |
| ▪ Lesley Davey | Pill Community Centre |
| ▪ Jason Parkhouse | Lodway Cricket Club |
| ▪ Liz Marsh | Methodist Church Hall |
| ▪ Ros Kennedy | Cathedral School Trust |
| ▪ Andrew Hufford | Penny Brohn UK. |

7 LANDOWNERS

An input to the Neighbourhood Plan came from eight landowners consulted by the Community Land Trust as part of the search

for sites for affordable housing (see Chapter 5 of the Plan for a map of the location of the examined sites).

8 WORKSHOPS

Sustainability, Energy and Climate Change Workshops. The Centre for Sustainability Energy (retained as consultants) led three workshops on the role of sustainability in general and energy in particular in September 2018, November 2018 (follow-up) and July 3rd, 2019. The July 2019 workshop was informed by energy questionnaires distributed and completed at the Pill Rag (June 2019) and a Rewilding Environment at Abbots Leigh, June 22nd, 2019.

An Energy Plan was produced and offered to the Neighbourhood Team for consideration in the development of the Plan.

A follow-up meeting was held in October 2019.

Feedback from workshop participants to

9 EXHIBITIONS: *A series of local exhibitions of the work on the Neighbourhood Plan and draft proposals*

October 18–19 2019

Abbots Leigh Village Hall

November 14th – 16th 2019

Pill Resource centre

November 20th 2019

St. George's Church hall, Easton-in-Gordano

The exhibition was also placed in full on the plan Web-site www.pillanddistrictplan.org

The Exhibitions offered the chance to express a preference or one of the three strategic housing growth Scenarios being explored in the Plan: 206 residents attended (also our North Somerset liaison officer). Of

those expressing a preference (150) their Scenario preferences were:

- **Minimal growth** – retaining tight control of new development, maintaining the Green Belt, and accepting only 'exceptional' new projects – 16 votes (11%)
- **Medium growth** – allowing limited growth of up to 150 new dwellings – mainly in clusters of dwellings **around** the edges of Pill and Abbots Leigh with minor adjustments to Green Belt boundaries – 126 votes (84%)
- **Major growth** – development of up to 1000 dwellings making a major contribution to North Somerset housing supply. – 8 votes (5%)

10 QUESTIONNAIRES AND 'HAVE YOUR SAY' SURVEYS

An initial 'ideas' survey of likes/dislikes/ and ideas for change. This involved a simple question sheet, asking about likes, dislikes and ideas as to might be done. This was distributed at a range of community

events – Community Market (twice), Easton Garden Society, Zoumba, SPED, Men's Club, Pill Artists, Youth Club, Tommo's Tavern, Heritage Group, Abbots Leigh WI. Over two hundred responses were made.

Participation

	Easton	Pill	Ham Green	Abbots Leigh	Other	Total
Responses	43	84	11	38	33	210
Male	14	32	8	17		71
Female	29	53	3	21		106
						177
Age < 18	1	20	1	0		22
Age 18–40	7	8	4	0		19
Age 41–60	5	17	6	11		39
Age > 60	30	40	0	27		97
						177

Initial Ideas: What Came Out (Summary)

	LIKE	DISLIKE	NEED TO DO	DESCRIBE
Easton	Community Spirit	Traffic	Precinct	Enjoyable
	Facilities	Litter		Helpful, caring
	Open space	Lack of local food shops		
	Handy - M5, Bristol, Pill			
Pill	Community spirit	Traffic	Precinct	Inclusive
	Local facilities	Litter	Reliable buses	Supportive
	Close to friends	Teenagers	Youth activities	Right size
	Safe	Not so safe	Clear litter	
Ham Green	Quiet		Precinct	Lively
	Access to city/country		Litter	Vibrant
Abbots Leigh	Quiet, private	A369 & Traffic	Sort traffic	Exclusive
	Friendly	No Pub	Keep it as it is	Friendly
	Green Belt	New Development	Open Pub	Lucky

- **Local resident led traffic counts** – 12 hours, 07.00–19.00 both directions at the George Inn, Abbots Leigh and on the Pill Loop at St. Katherine's School. Seventy residents took

part in recording the flow of cars, lorries, vans, buses, bicycles, and motorbikes on a school day Tuesday in October.

Resident-led Traffic Survey: What Came Out

- The A 369, including traffic fed in at St. George's Hill and St Katherine's School is often overloaded at peak hours. Traffic is heavy at peak hours and flows consistently throughout the day.
- Traffic flow is constrained by the narrowness of the road at Lodway in Easton-in-Gordano and at the George Inn in Abbots Leigh.
- 12% work from home. Travel to work is dominated by use of car or van. A fifth of residents in work do so within the Neighbourhood Area with work journeys of less than 2 kilometres
- Car travel dominates on the A369, but HGVs and vans make up 18% of all traffic. Improvements to the Portbury Hundred and at the M5 Junction 19 will ease delays but will do little to reduce traffic loads on the A369

'Have Your Say' Surveys

Surveys completed online and at a range of local events on

- **Environment:** favourite places, how often visited, for what reason visited, why liked, possible improvements?
- **Energy:** domestic spend, are bills too high, winter use. Interest in different forms of renewable energy, interest in being involved in energy saving schemes. Questionnaires distributed and completed at the Pill Rag (June 2019) and a Rewilding Environment at Abbots Leigh, June 22nd, 2019.
- **Pill Precinct:** An invitation on the daily Pill Facebook to invite views on the use of the Precinct, frequency, purpose, likes/dislikes, possible improvements.
- **Transport:** (journeys made, mode of transport, frequency of journeys, walking, cycling, parking) (November 2019)

11 SIX WEEK REGULATION 14 LOCAL CONSULTATION

Timing

The required six-week local consultation was initially scheduled to take place between April 6th and May 15th, 2020. In March 2020 publicity material was prepared and ready to be sent out both to relevant agencies and to the local community. The coronavirus epidemic intervened and the formal consultation process was extended. Whilst

the draft plan was on the plan web-site from the end of March a date of September 12th seemed to offer sufficient time for local discussion of the Plan to take place and comments to be submitted. Further publicity reminders ensured that effective consultation restarted in June offering in practice a 12-week consultation period.

Publicity

There had already been extensive local engagement (see Sections 1-9 above and the September 2019 Exhibitions. But by early June 2020 hard copies of the draft Plan had been distributed – 106 delivered by hand or by post, 20 by e-mail. Invitations to comment went to statutory agencies, local business, local organisations (e.g. churches, health, education police), and community organisations. There had also been extensive publicity through the Plan web-site, parish newsletters, and Facebook (the Daily Pill). From June, word of mouth publicity recommenced with street clippings, zoom meetings and further word of mouth. Contact spreading information about the consultation exercise and the existence of

a confidential dedicated e-mail address for comment. In August, a two-page centre spread in Village Voice urged more comment, whilst in Abbots Leigh the LINK did the same. A final opportunity came through Drop-In sessions at the Resource Centre in Pill and the Village hall in Abbots Leigh in late August/early September on the two Saturdays before the consultation closed.

Altogether 99 invitations to comment were issued to local businesses (41), to external agencies and organisations – several national with a regional presence or remit (15), to local organisations (11), to neighbouring parish councils (11) and to community organisations (21).

Responses

The total number of comments submitted came to 210. Respondents fell into two categories. One category termed **organisations**, with 30 responses, came from national bodies such as Historic England, Homes England, or Environment Agency, or from organisations with some local presence – the police, fire, and health services. Others were particular to the Neighbourhood Area – churches and voluntary organisations, for example. There

were also comments from developers expressing their interest in major schemes of up to 1000 dwellings in the area.

A second category of 180 individual responses came both by e-mail (131) and by responses made at the Drop-Ins held on successive Saturday mornings in late August/September (49 responses). Responses varied widely in length and focus. Some addressed a single issue

– traffic, environment, climate change, housing – and were only of a few lines, whereas others ran to four or five and offered comments both on the Plan as a whole and on one or more specific issues. Of these responses.

A number of responses came from couples or families who sent in comments either signed jointly or as separate individuals. These responses can be broken down into the number of households affected,

Organisational Responses

This 'organisational' set in general welcomed the Plan, and made corrections or offered suggestions for clarification, but did not comment at any length on the substance of the Plan.

National: CPRE, Environment Agency, Historic England, Avison Young (on behalf of National Grid), Homes England (informal from staff member responsible for managing the grant for development of chapel Pill Lane).

Local Agencies: Avon and Somerset Police, Avon Fire and Rescue, Heywood Family Practice.

Business: Alliance Homes, Brackenwood Garden Centre, Bristol Bears, Bristol Port Company, MetroWest, Penny Brohn.

Development: Barton Willmore, Lands Improvement, Waddington Park Ltd.

Churches: St. George's Church, St George's Church, Holy Trinity.

Community: Abbots Leigh Willdife Group, Crockerne Pill and District Society, Golden Goldies, SPAD (Sustainable Pill and District).

Local Councils: North Somerset Council, Long Ashton Parish Council, Abbots Leigh

enabling the results to be looked at in terms of dwellings and households affected. As a result, it is estimated that comments were made by 144 households.

Different parts of our Neighbourhood Area engaged to differing degrees. Responses from Ham Green numbered 42 households, from Abbots Leigh 40, from Pill 34, and from Easton -in Gordano 16 (with the residence of 12 Drop-In respondents unknown.

Parish Council, Pill and Easton-in-Gordano Parish Council

The Environment Agency required that no development at the Pill Precinct should cause any flood risk and Historic England required any planning application at Chapel Pill Lane and Historic England to be supported by a heritage statement. Avison Young pointed out that any development proposals should not delay the Hinkley Point C Connection that runs through the Neighbourhood Area (Bristol Port company land). CPRE found the policy recommendations 'measured and supportive of the overall vision'.

Avon and Somerset Police, Avon Fire and Rescue, and Heywood Family Practice each had all contributed to Section 11.6 of the Plan and each had one minor correction to the text. All three are incorporated in the final text.

All the business respondents operate, or are likely to operate, within the Neighbourhood Area. Alliance Homes already own and operate extensive housing in Pill and offer their 'support and commitment' to the Neighbourhood Plan (Chapel Pill Lane and Pill Precinct. Bristol Port Company welcome a 'well-presented and written plan' and its references to Royal Portbury Dock and made minor factual corrections which have been written into the final Plan. Brackenwood made comments

on traffic, environment and economy which have been incorporated into the Plan text. Bristol Bears and Metro West had no added comments. Penny Brohn UK highlighted traffic and access problems on Chapel Pill Lane and the potential negative impact on the impact on the 'peace and calm' central to their work.

Comments from the development industry stressed that the housing target for North Somerset would likely rise and that the 2038 Local Plan would require land allocations. Major developments at Pill Green (1000 dwellings) and Plummer's Hill (200 dwellings) were supported.

There was no mention of the role the churches in the draft Plan and comments suggested the inclusion of church-based events in Chapter 11, correction of the description of St. George's football field (11.5) and the long-term importance of considering

Individual Responses

180 individual responses came both by e-mail (130) and by responses made at the Drop-Ins held on successive Saturday mornings in late August/September (50). Responses varied widely in length and focus. Some addressed a single issue – traffic, environment, climate change, housing – and were only of a few lines, whereas others ran to four or five and offered comments both on the Plan as a whole and on one or more specific issues. 18 respondents offered their 'full support' to the Plan or to 'all its policies'. Of the 180 individual responses 84 agreed with the proposal to develop at Chapel, Pill Lane, 46 disagreed with that proposal whilst 50 did not express a view.

A number of the individual responses came from couples or multi-person households who sent in comments signed either jointly or as separate individuals. These responses can be broken down into the total number of households responding enabling the returns to be understood in terms of the

the complementary roles of Christchurch and the Community Centre. Amendments were made to the Plan in Chapter 11.

Comments noted and included in the Plan the Abbots Leigh Wildlife Group (Plan Section 7.5, Crockerne Pill and District History Society (11.8); Golden Oldies (Para 11.7) SPED (Section 10.1).

Throughout the Plan preparation period there have been helpful comments from North Somerset council, many captured in their formal Regulation 14 submission. These comments have been considered and discussed with the NSC liaison officer and have been reflected in whole or in part in changes made to the final plan. Both Abbots Leigh Parish Council, and Pill and Easton-in-Gordano Parish Council have been regularly involved and actively engaged with Plan preparation. Long Ashton PC sent their best wishes.

households/dwellings affected – estimated at 142 households. Household responses from Abbots Leigh numbered 37, from Ham Green 38, from Pill 47 and from Easton-in-Gordano 13, with the household residence of 7 respondents unknown).

Of the 142 households 66 were in favour of the Chapel Pill Lane proposal, 36 were against, with 40 households not expressing a preference. The number of individuals responding from a two or more-person household was 21.

TABLE 1

CONSULTATION COMMENTS AND THE NEIGHBOURHOOD PLAN RESPONSE

These individual responses have not been included in full in the Consultation Statement, but all 208 comments have been read by several different members of the Neighbourhood Plan Team to ensure that the Statement gives an accurate picture of the range and content of the responses. Individual respondents have not been identified (data protection requirements) but all responses were allocated a number. The schedule below links respondent numbers against the comments have been recorded.

The Neighbourhood Plan Team responses are set out in the schedule and a second

document lists the points within the final Plan where amendments have been made to reflect consultation comments. Many respondents made comments against a number of issues. Many of the comments were similar across several respondents.

Whilst the majority of comments receive a Neighbourhood Plan response in this statement, further representations for or against the Plan and its housing development proposals can be made at planning application stage and the Plan, if passed by the examiner, will be subject to a local referendum.

General

CONSULTATION COMMENTS	NEIGHBOURHOOD PLAN RESPONSE
<p>Summary: In general, the Plan was widely welcomed as a document in terms of its clarity, coverage, and presentation of information - 'well-researched and articulated', 'professional', 'well thought out', 'comprehensive.' Even those clearly opposed to some of the recommendations recognised the work that had gone into the Plan and supported its 'overarching ideas and principles as excellent' as a whole even if they were not satisfied with all its specific proposals.</p>	

Chapter 1

CONSULTATION COMMENTS	NEIGHBOURHOOD PLAN RESPONSE
Use of word 'fear' is excessive (5), (84)	Changed to 'concern'

Chapter 2

CONSULTATION COMMENTS	NEIGHBOURHOOD PLAN RESPONSE
Para 5.5 Discussion of JSP out of date; Local Plan 2038 will make Neighbourhood Plan redundant.	Not accepted: The Plan has been in preparation for three years; the need to provide context for housing development over the next six years is immediate; Local Plan 2038 not available until at least 2023

Chapter 4 Para 4,2

CONSULTATION COMMENTS	NEIGHBOURHOOD PLAN RESPONSE
<p>The primary objectives may pull in different directions. The housing proposals for Chapel Pill Lane run counter to several Plan objectives (bullet points 2, 3, 4)</p>	<p>Compromise is inevitable. The Steering Group acknowledges the conflicts that the development of Chapel Pill Lane poses but on balance considers that this is the most viable option. Compromise inevitable.</p> <p>Para. inserted into Para 4.2 of Plan to recognise that not every objective can be met right across the Plan.</p>

Chapter 5

CONSULTATION COMMENTS	NEIGHBOURHOOD PLAN RESPONSE
<p>Summary: The need for more housing in North Somerset and for affordable housing in particular was widely recognised, even by those who disagreed with the specific housing proposals made. In relation to Housing Strategy there was almost total rejection of the major growth of 1000 dwellings scenario but strong support for 150 dwelling, small scale development adjoining existing settlements.</p> <p>There was much support for the redevelopment of the Orchard View site but conflicting views on the Chapel Pill affordable housing scheme (43 households strongly opposed, 90 in support).</p> <p>The importance of good design was stressed, particularly in terms of high environmental standards.</p>	
<p>5.1 Why so many unoccupied dwellings?</p>	<p>There are always some vacancies in both private housing and in Alliance Homes.</p>
<p>5.2 Definition of 'settlement' unclear (84)</p>	<p>Para 2 Section 4.2 amended to clarify.</p>
<p>5.4 2016 Housing Survey out of date (133).</p>	<p>Checked with NSC made to ensure that conclusions from survey are still valid. New Para. included in 5.5. Sentence included in Para</p>
<p>5.5 Strategy Should be opportunity for further mixed development, diversity in mix, shared equity (5), (27), (41)</p>	<p>Improvement Area 4 includes a mix of tenure types. 5.6 Para 7.</p>
<p>5.5 More allowance for small-scale development (3), (11), (19) (25), (34)</p>	<p>Para 5.5 Scenario 2 is explicitly directed towards small scale development (clusters of up to 20-30 dwellings).</p>
<p>5.7 and 5.8 Environmental considerations should be more clearly taken into design and housing use and reflected in Policies</p>	<p>New Policy recommendation HO 5 included in the Plan.</p>

Chapter 5 Para 5.4 Affordability

CONSULTATION COMMENTS	NEIGHBOURHOOD PLAN RESPONSE
<p>Large majority welcome some affordable housing including several of those opposing the Chapel Pill Lane proposal. (8), (9), (14), (22), (23), (24), (33), (50), (69), (81), (214), (120), (122), (127), (135)</p>	<p>The Chapel Pill Lane development is explicitly directed to affordable housing (Para 5.8) and an element of affordable rental housing is included in the Orchard View development (Para 5.7).</p>
<p>What about infill? (63), (120), (129)</p>	<p>There is little infill available in Pill but a small allowance for this is included in the housing numbers allocated in the Plan. (5.6 Para 2)</p>
<p>Affordable to whom – new housing should be for local people.</p>	<p>Referenced in the final Plan. The Chapel Pill Lane development is for local people; Orchard View would be mixed market/affordable housing</p>

Chapter 5 Para 5.5 Housing Strategy

CONSULTATION COMMENTS	NEIGHBOURHOOD PLAN RESPONSE
<p>Housing survey out of date</p>	<p>Checked with NSC and the survey remains valid. Sentence included in 5.4.</p>
<p>The housing allocations for North Somerset may mean use of the Green Belt. Why not wait until these allocations are clear and the Local Plan 2038 is finished before using up land at Chapel Pill (120), (139), Developers comments say wait for Local Plan 2038 (6, 31)</p>	<p>The outcome of government planning proposals, use of the Green Belt for development, the Local Plan 2038 will not be clear till 2023. Affordable housing is a priority. Moving ahead now with the Plan is considered the right step.</p>
<p>Scenario 1 – 1000 dwellings totally unwelcomed by the majority of all responses,</p>	<p>The plan retains and strengthens the arguments against Scenario 3 major development up to 1000 dwellings (Para 5.5.)</p>
<p>Scenario 2 welcomed (130), (139), (114), (117),</p>	<p>There is strong local support (see Exhibition above) for small scale development up to around 150 to 200 dwellings on sites adjacent to existing settlements. The Plan will be tested against NPPF and local strategic policies by the Basic Conditions statement submitted to NSC and Examiner.</p>
<p>The proposals run counter to NPPF guidance and established NSC policies and are inconsistent with the current Local Plan. (18.), (74).</p>	<p>Referenced in the final Plan. The Chapel Pill Lane development is for local people; Orchard View would be mixed market/affordable housing</p>

Para 5.6 Proposals 2020–2026

Improvement Area 1 Orchard View

CONSULTATION COMMENTS	NEIGHBOURHOOD PLAN RESPONSE
Derelict, dangerous site, redevelopment welcome	Widespread agreement to improve a disliked site (Para 5.7).
Should be all housing (127)	Landowner keen to improve site with mixed care home/housing scheme offering local jobs.
Will create further traffic problems on Macrae Road	Care home residents do not have cars or travel; visitors may well come off-peak. Staff work shifts and not all will travel at peak hours.
Much needed places for older people (local) (81)	Social benefit stressed in final Plan (Para 5.7 and Para 11.7)

Improvement Area 2 Chapel Pill Lane

Of the 142 households estimated to have responded 81 agreed with the proposals for Chapel Pill Lane. Negative responses to Chapel, Pill Lane numbered 36. 36 drawn from Abbots Leigh (26), Ham Green (1), Pill (34) and Easton-in-Gordano (12) and address unknown (3). Some of those in favour expressed concerns about environmental effects but accepted that this was the only viable site. Those in favour were responding households (1), (2), (6), (8) (9) (11), (13), (14), (19), (22), (23), (24), (25), (28), (29), (33), (34), (35), (36), (37), (40), (46), (47), (46), (48), (49), (51), (54), (55), (56), (57), (58), (59), (60), (61), (63), (66), (67), (68), (71), (75), (78), (79), (81) (85), (88), (89), (90), (91), (92), (93), (94), (96), (97), (99), (100),(101), (104), (105), (106), (107), (108), (112), (114), (116), (117), (118), (128), (130), (132), (134), (135), (137), (138), (139), (140), (141), (142), (143), (144), (145), (148), (149),

There were negative comments from 46 households, often strongly expressed ('disgusting', 'completely against', 'strongly oppose', 'vehemently object', 'absolute objection', 'totally wrong'. Others accepted the need for affordable housing but not on the proposed site. 38 of the 46 opposing were Ham Green residents (largely Hart Close/ Rock Cottage/Chapel Pill Lane/Macrae Road households), with a further 8 households resident elsewhere in the Neighbourhood Area expressing their opposition to this proposal Those opposed to the housing development were respondents (12), (18), (21), (30), (31), (44), (50), (53), (59), (62), (64), (65), (66), (69), (70), (73), (74), (76), (77), (80), (83) (84), (95), (98), (102), (103), (109), (110), (111), (113), (115), (119), (120), (121), (122), (123), (125), (127), (129), (131), (133), (135), (136), (137), (138), (141),

CONSULTATION COMMENTS	NEIGHBOURHOOD PLAN RESPONSE
<p>Green Belt It is inappropriate to build on the Green Belt. The majority of those opposing Chapel Pill (see above) cited the Green Belt as a reason for opposition.</p>	<p>NPPF and NSC policies permit exceptional affordable housing in Green Belt</p>
<p>Wildlife The lake is an NSC designated wildlife site and is the habitat for a wide range of wildlife</p> <p>The lake is an SSSI</p>	<p>See Para 7.3 of the Plan. The housing development site does not lie within the Wildlife Site and occupies only a small part of the whole field. There are seven other NSC designated Wildlife Sites in the Plan Area, plus Watchhouse Hill, an NSC designated Open Space.</p> <p>The lake is not an SSSI (Ham Green geological SSSI is elsewhere. The lake does form part of the River Avon Site of Nature Conservation Interest.)</p>
<p>Walking and Cycling There was opposition from all local residents and others from elsewhere in the Neighbourhood Area and beyond about the loss of walking possibilities. The Lane is heavily used for walking and cycling and is part of the Avon Way. (95),</p>	<p>The lake is a privately owned fishing lake. There is no public access to the wildlife site (e.g. Right of Way or footpath). The lake landowner allows access for fishing and, if approached may give permission to have a walk. Others gain access by entering the field (also privately owned). using the gate on Chapel Pill Lane opposite Penny Brohn. The field is on occasions used for camping.</p>
<p>Natural Beauty and Landscape The area was identified as of great beauty with a quality landscape (stunning views and rolling hills)</p> <p>Why did the plan not identify land above Crockerne Drive/Brookside rather than this site? (44).</p> <p>This is Green Belt and is an Unregistered Park/Garden (230)</p>	<p>There will be a fine landscape view from the site but neither Hart Close nor Rock Cottages have access to this view.</p> <p>Crockerne Drive/Brookside is specifically mentioned in NSC Landscape Quality Assessment.</p> <p>Avon Gardens Trust stress the need for a Heritage Statement and that the site would possibly need additional trees and hedging to ensure screening.</p>
<p>Description in Plan Why photos of Orchard View but not of Chapel Pill?</p>	<p>Photos to be included in final plan.</p>
<p>Heritage Penny Brohn is a historic building.</p>	<p>Comments from Historic England and NSC require a Heritage Statement at planning application stage. Any detrimental effect on Penny Brohn to be mitigated by planting.</p>

CONSULTATION COMMENTS	NEIGHBOURHOOD PLAN RESPONSE
<p>Traffic Widespread opposition from local residents about increased traffic – additional to the Penny Brohn, Eden Park, and farm traffic already using Macrae Road and the Lane. Macrae Road is single track at some points and access onto the main road is already very difficult. Parking may spill over from the new housing to Hart Close (already used for non-resident parking). Chapel Pill Lane is unsafe for pedestrians.</p> <p>Pollution Fear about pollution arising from run-off to the lake (44), (53), (74), (111), (115). Also, noise pollution from more traffic as well as disturbance (noise) during the construction period.</p>	<p>Issues relating to traffic flow, congestion, safety, pollution, neighbour impact will be fully addressed in a planning application.</p> <p>Arrangements have been made to manage run-off from the site and will be fully dealt with in a planning application.</p>
<p>Safety There were concerns about safety of children both on a more crowded lane and from falling into the lake (21), (12), (74), (75), (83), (18)</p>	<p>Walkway to be provided via Hart Close avoiding Chapel Pill Lane.</p>
<p>Alternative sites Was this the only site available – was it just availability? (xx); was it the cheapest? (xx).?</p> <p>What about the many infill sites within Pill (63) or the Orchard View site (21), (30), (111), (113)? St Catherine's Mead is a better site for a mixed-use development (119)</p>	<p>This was the only site which the owner would consider for sale.</p> <p>The costs to the Land Trust would have been the same whatever site was chosen and Chapel Pill Lane will have higher costs as a result of the topography of the site.</p> <p>Orchard View is in the Plan; there is little infill available in Pill but a small allowance for this is included in the housing numbers allocated in the Plan.</p>

Issue 4 Transport and Movement (Plan Chapter 6)

CONSULTATION COMMENTS	NEIGHBOURHOOD PLAN RESPONSE
<p>Summary There were widespread negative comments about traffic, both in relation to the main roads - A369 and Pill Loop – as well as localised comments about the roads in Ham Green. Comments focussed on noise and air pollution, on safety and on parking. Public transport was felt to be inadequate. By contrast there was much welcome and support for the encouragement of walking and cycling with fears that development would get in the way of Active Travel. Damage would be caused by the traffic generated by major developments along the A369.</p>	

CONSULTATION COMMENTS	NEIGHBOURHOOD PLAN RESPONSE
<p>Traffic: Multiple comments on speed (5), (56), (60), noise (41), need to reduce HGVs (11)</p> <p>Public Transport (42), (26), (35), (106), (119), (124)</p> <p>Community transport to provide support for commuting, school transport, trips to doctors, youth groups (84).</p> <p>Rail Station area already suffering (35)</p> <p>Freeport; Bristol Port Company update – no news as yet</p> <p>Walking Safeguarding of Rights of Way/ pathways welcomed. New development close to existing settlements welcomed bringing walkers closer to shops and services (33).</p> <p>Pedestrians Provision of further zebra crossings, especially at Pill Precinct (102)</p> <p>Cycling Improvements to assist cycling needed – better safety at access from side roads; better upkeep of roads; improvements to cycle paths; encouragement to cycling to school; bicycle stands at all businesses. (84). Secure cover with bicycle stands to be provided at all business parks (84)</p>	<p>Plan text improved to alert planning system to issues; Policy recommendations adjusted.</p> <p>Coverage in main text; review reference to transport policies in main text.</p> <p>Several issues (Rail, Freeport) beyond the scope of the neighbourhood Plan to influence but worth mentioning in the Plan.</p> <p>Inclusion of sentence on the need for a zebra crossing in third sentence of 11.</p> <p>Amendments made to the Transport Chapter 6 Para 6.6. Safety.</p>
<p>Pollution More pollution measurement – near M5 (109): air quality and pollution (6), (35), (72),</p>	<p>Amendment made to 6.8 to cover M5 pollution.</p>

Chapter 7 Landscape, Environment and Biodiversity

CONSULTATION COMMENTS	NEIGHBOURHOOD PLAN RESPONSE
<p>Summary Retention of the Green Belt a universal comment, together with protection of environmental assets. Recognition of the high landscape value of the neighbourhood area and of the importance of the corridors. Concerns lest environment be sacrificed to major development and/or loss of environmental quality in housing and estate design.</p>	
<p>Emphasise connectivity of landscapes, habitats, and biodiversity to enhance environment. (55)</p>	<p>Additional Section 7.3 included to cover connectivity.</p>
<p>6.5 Too many verges and gardens being lost to parking (80)</p>	<p>Policy CA/T 2 strengthened.</p>
<p>7.3, 7.4, 7.5, 7.6 to be extended to include corridors, wildlife migration, habitats</p>	<p>Amendments made to this Chapter to recognise these comments.</p>

Chapter 8 Heritage

CONSULTATION COMMENTS	NEIGHBOURHOOD PLAN RESPONSE
<p>Summary Few comments on heritage other than concerns about Penny Brohn. Widespread agreement with possibilities of Conservation Area in Abbots Leigh.</p>	
Chapel Pill Lane - need for Heritage Statement (212), (225)	Heritage Statement summary included in Background Paper 4.
Users of and visitors to Penny Brohn would be adversely affected with a loss of calm and tranquillity (69), (111), (113).	Penny Brohn Gardens are large; little current tranquillity on side of Penny Brohn at Chapel Pill Lane
Visitors to Penny Brohn would be unable to use the field to take outside exercise (21).	No evidence that this occurs as it is private land. This is not possible at present.
Possible Conservation Area in Abbots Leigh widely approved of. (One exception felt Abbots Leigh had enough heritage attention already) (81).	Retained in Plan.
Streetscapes needed as well as listed buildings (80)	Included in Para 8.6. .

Chapter 9 Economy and Employment

CONSULTATION COMMENTS	NEIGHBOURHOOD PLAN RESPONSE
<p>Summary Few comments on economy</p>	
Use Eden Park for housing	Local economy may pick up and employment sites needed; 2038 Local Plan issue.
Tourism. Why no mention of tourism? (71). Make the Precinct more attractive to visitors, incoming shoppers (42)	Included in Plan 9.4.
Orchard View needs to offer local job opportunities (72)	Included in Plan 5.7.
Provision of small workshop /start-up space; develop St. Catherine's Mead as a mixed development (22)	Included in Plan 9.4.
Support for conversion of redundant buildings (19).	

Chapter 10 Climate Emergency

CONSULTATION COMMENTS	NEIGHBOURHOOD PLAN RESPONSE
Food – encouragement to local food production (132), cooking/feeding skills (80). Recognise role of St. Katherine's School Technology and Nutrition Department; The Leaf; Penny Brohn kitchens (80)	Included in extended Section 10.4
More pollution measurement – near M5 (109)	Amendment made to 6.8 to cover M5 pollution.

Chapter 11 Community and Facilities

CONSULTATION COMMENTS	NEIGHBOURHOOD PLAN RESPONSE
Summary Widespread support for improvements to the Pill Precinct ranging from demolition to improved amenity and accessibility; strong support from Alliance Homes for improvement; more greenery welcome.	
Policy CAF2 Reword Pill Precinct improvement (227)	Policy CAF amended.
Para 11.1 11.2 Importance of churches omitted from Plan (202)	Included in 11.1 and 11. 2.
Para 11.5 Open Spaces needs reclassification NSC and map (212)	11.5 amended and map included. .
NSC designated Crockerne Pill Open space needs inclusion (212)	Included.
Role of community organisations underplayed (20)	CA/CAF 1 Policy amended.
Redevelopment/integration of Christchurch and Community Centre (84) (141)	Included in Para 11.2. Remitted to Parish Church Council and to Parish Council.
Improvements to Precinct widely welcomed and supported (including Alliance Homes) (216)	Para 11.8 covers the precinct in length.
Recognise other communications facilities/ use – Notice Boards, Resource centre, Facebook pages (20), (84)	Para 11.4 strengthened. .

Other Issues

Health

CONSULTATION COMMENTS	NEIGHBOURHOOD PLAN RESPONSE
Health and Wellbeing a subject heading? (80) (84)	Added to Plan Para 11.7.
Users of and visitors to Penny Brohn would be adversely affected with a loss of calm and tranquillity (69), (111), (113).	Penny Brohn grounds are large and quiet; gardens are away from the Lane.
11.6 Modify/explain reference to social prescribing (84)	Text amended. Para 11.7

Recreation, Play

CONSULTATION COMMENTS	NEIGHBOURHOOD PLAN RESPONSE
More on play/recreation (9), (49), (137)	New section 11.6 included with cross-reference to Open Space, environment and play, recreation, and mental health; also, private play activity at Beggar Bush.

Marina and Harbour area

CONSULTATION COMMENTS	NEIGHBOURHOOD PLAN RESPONSE
Possibilities of visitors as tourists, might use local business (42)	Covered in Economy Para 9.4.

Plan Preparation processes

CONSULTATION COMMENTS	NEIGHBOURHOOD PLAN RESPONSE
Criticism of the structures and processes through which the Plan had been prepared; the Steering Group membership, roles, minutes and communication; the role of plan co-ordinator; the preferential advantage to landowners; the role of NSC staff; the Ham Green representation. (31)	The Parish Councils and Steering Group examined these comments and prepared a detailed statement concluding that there were a number of factual errors and there was no basis for the comments.
Respondents commented that the community had not been sufficiently informed early enough about the choice of Chapel Pill as a preferred site (31) (120)	The proposal was available throughout the local consultation process from March 2020. The Land Trust was unable to disclose information earlier whilst negotiations with landowner were taking place. Some local residents had been aware of Plan since March 2019.

Geographical Bias

CONSULTATION COMMENTS	NEIGHBOURHOOD PLAN RESPONSE
<p>The Plan gives insufficient attention to Abbots Leigh on environment (55); issues for Easton-in-Gordano often ignored or omitted (7).</p>	<p>Noted, but Steering Group considers comments are fairly balanced.</p>
<p>The plan was biased towards Abbots Leigh in order to protect it from development (31)</p>	<p>Steering Group disagrees. Joint working between parishes has been a feature for over five years.</p>
<p>The socio-economic differences between Pill and Abbots Leigh make a joint plan inappropriate; better to have a Pill/Portbury joint plan (31)</p>	<p>Pill and Abbots Leigh share common concerns about development and also share infrastructure (library, medical facilities, shops, services). The neighbourhood plan Area was formally approved by North Somerset Council following public consultation.</p>

APPENDIX: PUBLICITY AND SURVEYS

Examples of publicity material are given in reduced form to save space.

ABBOTS LEIGH, HAM GREEN, PILL and EASTON-IN-GORDANO NEIGHBOURHOOD PLAN EXHIBITION

**Thanks to lots of input from community groups the Neighbourhood Plan is coming closer to completion.
We have planned an exhibition to give the local community a chance to see what's in the plan and what are the aims, objectives and key priorities.**

PILL THE RESOURCE CENTRE

Thursday 14th November 16.00 – 20.00
Friday 15th November 12.30 – 19.00
Saturday 16th November 10.00 – 12.00

EASTON-IN- GORDANO St. GEORGE'S HALL

Wednesday 20th November 15.00 – 18.00

PLEASE DROP IN
HAVE A CHAT

ASK QUESTIONS

LOOK AT THE EXHIBITION
MAKE COMMENTS

THE NEIGHBOURHOOD PLAN HAVE YOUR SAY

Wednesday 3rd July
Abbots Leigh Village Hall

**18.00 Transport and Travel
Issues and Suggestions**
19.00 Interval: Drinks and Nibbles
**1930 Heritage and Conservation
Issues and Suggestions**

Come to one or other of these sessions or indeed both.
There will be a chance for social chat and questions about the plan in between.

ALSO

SUSTAINABILITY AND CLIMATE CHANGE

Wednesday 3rd July 19.30 Pill (venue to be decided)

A consultation workshop led by the Centre for Sustainable Energy to discuss how the Neighbourhood Plan can address climate change and the challenges of sustainability.

Its Your Neighbourhood Plan

HAVE YOUR SAY

The Parish Council of Easton-in-Gordano and Pill is working to prepare a 20 year Neighbourhood Plan.

One issue we need to know more about is

ENVIRONMENT

which are your favourite places – for a walk, to play, get a bit of peace, go shopping, have a chat with a friend,

We need to gather as many views from local people as we can – especially young people.

Please take just a minute to fill in the form

PLEASE RING YOUR ANSWERS TO THE QUESTIONS BELOW

I live in	Martcombe	Easton	Pill	Ham Green
I am aged	Under 18	19 to 40	41 to 60	Over 60
I am	male	female	other	

Please answer the questions below in just a few words

Which are your favourite place or places in the village or nearby?

Why do you like it so much?

Do you visit it often/sometimes?

What do you do when you are there?

What could we do to make it better?

THANKS – NOW PUT YOUR REPLY IN THE BOX

Pill and Easton Parish Council
4 Baltic Place
Pill BS20 0EJ

19th July 2020

Churchwarden Christ Church Pill
22 Brookside
Pill

Dear

**ABBOTS LEIGH, HAM GREEN, PILL AND EASTON-IN-GORDANO
NEIGHBOURHOOD PLAN**

Local Consultation: Invitation to Comment

As you may know, over the past two years the parish councils of Abbots Leigh and Pill and Easton-in-Gordano have been preparing a joint Neighbourhood Plan. Largely as a consequence of COVID-19, the consultation period has been extended to **September 12th**.

The Neighbourhood Plan is available at **www.pillanddistrictplan.org** but enclosed for you is a hard copy.

We would very much welcome comments from you reflecting your view on the role of Christ Church in the village.

Consultation ends in mid-September but comments by mid-August would be particularly helpful. These comments will be taken into account in updating the Plan when it finally goes to North Somerset Council.

We are especially keen to have local resident/community feedback. Please tell us as much as you want or simply say whether you welcome the Plan and agree with its broad conclusions.

Comments should be sent to a dedicated and secure e-mail address
nhoodplan@btinternet.com

or sent in writing to
Pill and Easton Parish Council, Baltic Place, Pill,
with Neighbourhood Plan marked on the envelope.

Thanking you in advance. Take care.

ABBOTS LEIGH, HAM GREEN, PILL AND EASTON-IN-GORDANO

NEIGHBOURHOOD PLAN: LOCAL CONSULTATION

The Parish Councils of Abbots Leigh and Pill/Easton-in-Gordano have been preparing a Neighbourhood Plan for the six years to 2026. The Plan is in its final draft and is now out for consultation with the local community and local business.

On **ECONOMY AND EMPLOYMENT** (Chapter 9) the Plan has the following proposals.

- The conversion and re-use of redundant buildings (including vacant and under-used agricultural buildings) for workshops or small businesses is supported.
- The Old Brewery and Eden Park business areas should be protected from non-employment related development.
- Improvements to the Pill Precinct – an important local centre – should be supported
- The redevelopment of land and buildings at Orchard View (Ham Green) for mixed-use, including a care home, housing and employment is supported.
- Continued up-grading of digital infrastructure is encouraged across the area.
- School/business links should be encouraged, and more local job placements offered.
- Travel to work by public transport, car-sharing and the use of walking/cycling routes should be encouraged.
- Job vacancies and employment opportunities should be more widely advertised locally

The whole Plan can be found at www.Pillanddistrictplan.org

HOW TO COMMENT

How might the plan affect your business?
What improvements to the local area would help your business?
Do you agree with the proposals listed above?

The consultation period ends on September 12th, 2020.
Make your comments on e-mail to
nhoodplan@btinternet.com

Alternatively drop a comment into the Parish Council Office in the Resource Centre at the Pill Precinct.

ABBOTS LEIGH, HAM GREEN, PILL AND EASTON-IN-GORDANO Neighbourhood Plan 2020-2026

A REMINDER: WHAT IS THIS PLAN?

For two years the two Parish Councils of Abbots Leigh and Pill/Easton-in-Gordano have been working with local community groups to prepare a Neighbourhood Plan for the period from 2020 to 2026. This will provide a framework for how much – or how little – development we might have over the next few years. Before submitting the Plan to North Somerset Council, however, there must be extensive local consultation.

WHY IS CONSULTATION IMPORTANT?

Consultation is important both because the Plan carries more weight if lots of local residents and businesses comment and also because local consultation brings good ideas about what should be done.

It is also important because North Somerset Council has begun to make suggestions about a new longer-term Local Plan involving a further 20,500 houses in North Somerset up to 2038. Our Neighbourhood Plan will have more impact on NSC thinking and better prevent unwelcome major development if it receives strong support from the local community.

WHERE CAN YOU SEE THE PLAN?

The Plan is on www.Pillanddistrictplan.org but also on the parish web-site.

There will also be several copies to look at (but not take away) in the Resource Centre, together with a 'Here's My Comment' form to drop into a Neighbourhood Plan Comments Box.

If you want to discuss the Plan, ask questions, or make comments there will also be drop-in sessions in the Resource Centre on Saturdays 29th August and 5th September from 10.00 to 12.30

WHAT IS ACTUALLY IN THE PLAN?

The draft Neighbourhood Plan contains a wide range of local planning policies and community actions. In addition to existing North Somerset Council policies, which the Plan seeks to reinforce, there are proposals relating to:

Housing

Transport and Movement

Environment Heritage

Economy

Climate Change

Community Assets

Some of the key proposals are set out on the opposite page.

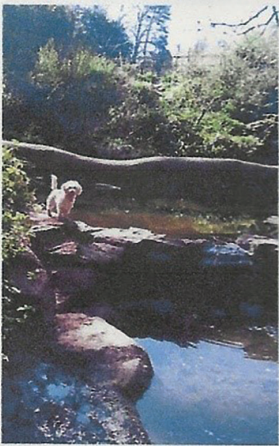
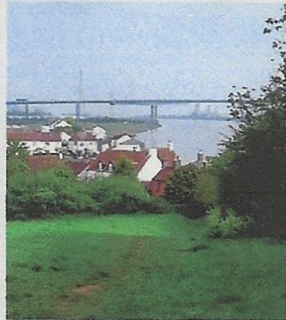
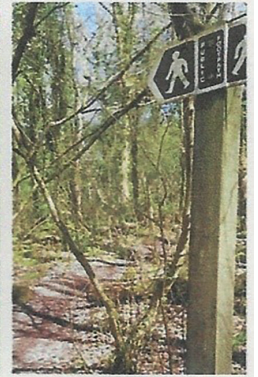
KEY PROPOSALS

- Allocation of a derelict site in Ham Green (Orchard View/Somerset Lodge) for redevelopment as a new care home with some mixed tenure housing.
- Provision of affordable housing (16 dwellings) at Chapel Pill Lane (Ham Green)
- Avoidance of new housing development (other than infill) elsewhere in the Neighbourhood Area
- Maintenance and Protection of the Green Belt
- Minimisation of the impact of road traffic (A 369 and Pill Loop) on congestion, parking, safety, and pollution.
- Encouragement of active travel with promotion of accessible, convenient, and safe cycling and walking routes.
- Safeguarding, maintenance and enhancement of Open Spaces, Rights of Way and pathways for walking and cycling.
- Protection and enhancement of landscape, ecology, and environmental bio-diversity
- Recognition of the distinctiveness and setting of the historic environment
- Support for the provision of local jobs for local people and encouragement of home working
- A positive response to climate change with moves to a carbon neutral neighbourhood. Development of initiatives to improve the attractiveness and vitality of the Pill Precinct
- Provision of support to community organisations to reinforce the cohesion and inclusion of diverse communities across the area.

HOW TO COMMENT

Are these proposals clear and sensible?
Do you object to any of the proposals? If so why?
Do you want to add anything else?

Comments, by September 12th latest, should be sent to
nhoodplan@btinternet.com



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[@viewsfromthefootpaths](#)

Views from the Footpaths

