
Regulation 16 Consultation responses Abbots Leigh, Ham Green, Pill and Easton-in-Gordano Neighbourhood Plan

Plan section		1.1 What is the Neighbourhood Plan?
Respondent	Comment	Additional info
Peter Coleman	I am delighted this dedicated group have put together this excellent Neighbourhood Plan	
Peter Coleman	I agree with all the recommendations in the Neighbourhood plan	
National Grid (Avison Young)	<p>National Grid has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.</p> <p>About National Grid</p> <p>National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators across England, Wales and Scotland.</p> <p>National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.</p> <p>National Grid Ventures (NGV) is separate from National Grid's core regulated businesses. NGV develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States.</p> <p>Proposed development sites crossed or in close proximity to National Grid assets:</p> <p>An assessment has been carried out with respect to National Grid's electricity and gas transmission assets which include high voltage electricity assets and high-pressure gas pipelines.</p> <p>National Grid has identified that it has no record of such assets within the Neighbourhood Plan area. National Grid provides information in relation to its assets at the website below.</p>	

Respondent	Comment	Additional info
	<p>www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/</p> <p>Please also see attached information outlining guidance on development close to National Grid infrastructure.</p> <p>Distribution Networks Information regarding the electricity distribution network is available at the website below: www.energynetworks.org.uk Information regarding the gas distribution network is available by contacting: plantprotection@cadentgas.com</p>	
ST	<p>The plan needs to consider green spaces and the environmental impact of any development with the view that, in the design of the development there will be an improvement for wildlife. Green and wildlife spaces are precious and should be the number one priority when considering more concrete. Land must be used optimally small terraces, low level flats around green space not seas of low density building which wastes space and only benefits a few. Brown field sites next to existing towns are best where transport and environmental damage are kept to a minimum. Clever design and positioning can minimise rural land use, transport pollution and add to wildlife corridors and human well being.</p>	
Bob L	<p>I am delighted by the Plan and fully support its aspirations, especially in the areas of housing (including the proposals for Chapel Pill Lane and the Somerset Lodge site) and the environment.</p>	
L&Q Estates	<p>INTRODUCTION</p>	

Respondent	Comment	Additional info
	<p>These representations are submitted by Barton Willmore LLP on behalf of L&Q Estates in response to the "Abbots Leigh, Ham Green, Pill and Easton-in-Gordano Neighbourhood Plan" consultation. We would like to thank you for this consultation opportunity, and we would be more than happy to meet to discuss any comments made within these representations.</p> <p>As you will likely be aware, we are promoting a strategic development site at Pill Green in the context of the emerging Local Plan for North Somerset. The potential in this location to positively contribute to meeting the needs of North Somerset has long been identified. This opportunity was recognised by the Inspector appointed to consider the last Local Plan (ie the currently adopted Local Plan). The Inspector commented in respect of the North Somerset Council Core Strategy in his March 2012 report that:</p> <p>"45. In the event of additional development capacity becoming necessary in a future review of the CS, it would be for NSC to consider providing for it by way of one or more urban extensions in the Green Belt south west of Bristol as proposed by the dRSS, whether at Long Ashton or at Pill as suggested by different Representors, or at other locations either within or outside existing settlements".</p> <p>It is clear that this issue of Green Belt review at Pill is a significant issue that the emerging North Somerset Local Plan will need to address and this should not be frustrated by the neighbourhood plan. Having reviewed the recent consultation report from the 'Choices for the Future' consultations and monitored the Council's scrutiny committee that considers the emerging Local Plan, there appears to be general recognition that Green Belt development will be needed to achieve a sustainable spatial strategy.</p> <p>L&Q Estates have previously promoted this location and the opportunity to provide sustainable development to the now withdrawn West of England Joint Spatial Plan (JSP). More recently, further representations were made to the "Challenges for the Future" and "Choices for the Future" consultations on the emerging North Somerset Local Plan 2038, which if considered sound and</p>	

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	<p>following adoption will replace the current Local Plan.</p> <p>We are grateful for the opportunity to respond and provide comments on the proposed neighbourhood plan prepared by the two Parish Councils of Abbots Leigh and Pill & Easton-in-Gordano submitted to North Somerset Council on 2 November 2020. The neighbourhood plan allows for the communities of Abbots Leigh, Ham Green, Pill and Easton-in-Gordano to express their visions and translate these into policies for the area. We find it encouraging to see the new neighbourhood plan come forward for examination to form part of the adopted development plan of North Somerset. We would wish to express our broad support for the aspirational approach intended to help the communities to shape the future of their areas. We see much hard work has gone into the preparation of the draft Neighbourhood Plan 2020-2026, which includes considerations for the environment, heritage, transport, climate change, housing and employment. We consider it noteworthy that the draft Neighbourhood Plan sets out to identify the history of issues in the whole neighbourhood area and attempts to address these.</p> <p>We make these comments to the final plan consultation before the plan goes to examination on the neighbourhood plan in the important strategic context of the emerging new Local Plan (which we address in more detail below), which will supersede policies in the neighbourhood plan. Comments have been made to detail the specific relationship of neighbourhood plans with adopted and emerging local plans as enshrined in legislation and set out within national policy and policy practice guidance. We have also made previous comments on the Pre-Submission document raising our concerns over the requirements for the draft plan to meet the Basic Conditions and whether the policies are supported by evidence that is robust and appropriate. <u>We should stress that whilst we have important an unresolved concern that would need to be addressed by the examiner, we can see much positive work within the draft plan and express broad support for the aspirational proposals in this area.</u></p> <p>Whilst our concern relates to the appearance that this neighbourhood plan seeks to consider the district-wide policy framework beyond 2026 we must explicitly welcome the fact that in a number of paragraphs, such as in the Strategic Planning Framework section it is stated that "the policies</p>	

Respondent	Comment	Additional info
	<p>suggested in the Plan relate only to the period up to 2026". The issues we point to arise from the fact that after clearly stating that the neighbourhood plan only goes up to 2026, there are repeated instances where the text addresses issues and purports to draw on an evidence base that extends beyond that date.</p> <p>By way of background, we have submitted separately to the North Somerset Council a vision document for our Client's proposals of a new community including of up to 1000 new dwellings. These will continue to evolve in the context of the emerging Local Plan and consultation but indicate the strategic nature of those proposals. Prior to the examination of the neighbourhood plan we would ask North Somerset Council to provide to the examiner copies of representations made in respect of the emerging Local Plan and the potential development locations falling within the neighbourhood plan area that have been promoted so far, including within the 'Call for Sites'.</p> <p>BACKGROUND</p> <p>The Localism Act 2011 inserted Schedule 4B to the Town and Country Planning Act 1990, which directs the required procedures at independent examinations of neighbourhood plans. According to Schedule 4B of the Town and Country Planning Act 1990 a draft neighbourhood plan that has been brought forward to the independent examination stage must have regard to a set of basic conditions and the examiner must consider the draft plan in context of these basic conditions.</p> <p>Paragraph 8(1)(a) and 8(2) of schedule 4B determine and define the basic conditions to be considered at an independent examination:</p> <p>"(1) The examiner must consider the following—</p> <p>(a)whether the draft neighbourhood development order meets the basic conditions (see sub-paragraph (2)),"</p>	

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	<p>and</p> <p>"(2) A draft order meets the basic conditions if—</p> <p>(a)having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order,</p> <p>(b)having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order,</p> <p>(c)having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order,</p> <p>(d)the making of the order contributes to the achievement of sustainable development,</p> <p>(e)the making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),</p> <p>(f)the making of the order does not breach, and is otherwise compatible with, EU obligations, and</p> <p>(g)prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order".</p> <p>We have previously submitted representations on behalf of our client extensively concerned with the basic condition 2(a) the need to have regard to national policies and 2(d) requiring the Plan to contribute to the achievement of sustainable development. We are sorry to say we do not think that our representations have been sufficiently addressed following the previous consultation.</p>	

Respondent	Comment	Additional info
	<p>We wish to use the opportunity of the final consultation period before examination to highlight the unresolved issue in respect of the status of the Neighbourhood Plan, the legal framework it sits in and the Plan's relationship with the emerging Local Plan referred to extensively within the draft Neighbourhood Plan.</p>	
<p>Helen Helen McGowan</p>	<p>If "urban sprawl" is a concern and protecting green belt land a priority it would seem both favourable and logical to develop brown field sites within Pill rather than approve the urban sprawl and loss of habitat at Ham Green Lakes.</p> <p>Development of "brown field" areas should always be prioritised over encroaching further into our pressured natural areas. The brown field areas highlighted are more centrally located and would be more readily accessible to amenities and provide urban renewal of under utilised or abandoned areas within Pill and Ham Green and would enhance the environment</p> <p>Just because a landowner is prepared to sell land for development and personal profit does not (or should not) have any bearing in whether a council decide to allow the development. Once areas of outstanding beauty are lost they are lost forever.</p> <p>Development of the idyllic area of Ham Green Lakes off Chapel Pill Lane, an area of outstanding natural beauty within a protected green belt, would irrevocably destroy the tranquil, stunning area.</p>	
<p>Paul Kent</p>	<p>The joint working between the two Parish Councils has been a key feature of the NHP and it has been especially relevant to understanding the local development over the next twenty years.</p>	
<p>Pom Langton</p>	<p>I support and like the Neighbourhood Plan and am particularly pleased by the action to support</p>	

Respondent	Comment	Additional info
	<p>biodiversity, high standards of energy efficiency in new buildings and the development of renewable energy. I am also in support of the proposed land community trust development at Chapel Pill.</p>	
<p>Elspeth Davis</p>	<p>Dear Sir or Madam</p> <p>I should like to express my support for the Neighbourhood plan submitted to you on behalf of the Parish Councils listed above.</p> <p>I believe the plan to be well considered, extremely well researched and consulted upon and includes all the right elements to take us forward into the next five years.</p> <p>I think the plan achieves the difficult balance in relation to developing housing, providing local job opportunities and strongly promoting a green agenda.</p> <p>I commend all those who have been responsible for putting it together so well and hope the council will fully support the policies it contains.</p> <p>Below I also attach the comments I made on the draft plan last July, which have all been noted in the final version.</p> <p>Dear Murray and members of the steering group. 27 July 2020</p> <p>Thank you for delivering a Draft copy of the plan to me for comment in my role as a church warden of St George's Church Easton in Gordano.</p> <p>First let me say what an excellent effort has been put into bringing this plan together and the vision and principles outlined on page 8 are truly laudable.</p> <p>My comments relate mainly to section 8 on Heritage. The Primary objective of this section is to 'Respect, preserve and protect the history and heritage of the built environment.' But, there is no</p>	

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	<p>mention of any of the churches in the area covered by the plan, from Holy Trinity Abbot's Leigh, To Christ Church, Pill, Pill Methodist church, the Salvation Army in Pill or St George's Easton in Gordano. The history and resulting heritage from at least some of these buildings is surely worth mentioning? There is also no mention of the Parish Churchyard at St George's in either the Heritage or open spaces section.</p> <p>I feel this is a very big omission and one that should be addressed before the final version is completed. I would be happy to provide a paragraph or two on the History and heritage of St George's and I feel sure other churches would wish to do the same.</p> <p>A couple of other minor but important points need to be considered. On page 34 Crockerne C of E Primary school should be included with other local employers.</p> <p>Finally, and of significant importance to St George's church is the reference on page 42 (11.5) to the home of St George's Football club. This is not 'Easton in Gordano Football Ground', as stated, but rather Court Hay Field owned by the church and operated through Trustees. (The Rector and two Church Wardens of St George's Church) The football club is permitted to use the playing field via a 'Gentlemen's Agreement.' The football club pavilion and the Scout hut are leased to the football club and the scouts by the Trustees of the Court Hay Trust. Please do not let a public document go to print stating anything different. (Current church warden)</p> <p>I wish you every success in bringing the document to fruition.</p>	
RM	<p>For the past four years a group of volunteers, supported by the Abbots Leigh Parish Council, has carried out monthly botanical surveys of the roadside verges in Manor Road and Manor Lane in Abbots Leigh. The verges have been mown and maintained in accordance with the guidelines published by Plantlife through their Verges Campaign to protect and promote native wildflowers. With reference to Section 7.3, we welcome the Neighbourhood Plan's commitment to protecting environmental assets.</p>	

Respondent	Comment	Additional info
Grace Family	Text truncated! Add issues on the quality (and age) of infrastructure - roads, telecommunications,schools, community buildings	
Donald Davies	Creating local sustainable communities is what this plan is all about and the driver for so many local volunteers to contribute to the plan. It is our plan.	
Donald Davies	The development of local sustainable communities is what has driven not only the parish councils but also volunteers, individually and as groups, to contribute to create our plan, our vision for the future.	
Sabina Bowler-Reed	I have read the Neighbourhood Plan. I welcome and support its contents. I believe the Plan does as much as possible to protect and enhance this neighbourhood. I specifically support the provision of affordable heousing for local people, alongside protecting our local, natural, and historic environment. I support the proposed policies to stimulate low energy use, walking, cycling and public transport, and to counter climate change. I support policies which would place limitations on traffic on the already heavily used A369.	
Rick Abel	For your records, I support the proposed plan. Well done.	

Respondent	Comment	Additional info
Abbots Leigh Civic Society	<p>The Abbots Leigh Civic Society represents the whole village and all of the village are deemed to be members. Its aims are:</p> <ol style="list-style-type: none"> 1.To protect and enhance the heritage and character of the village 2. To promote social integration and friendship through a continuous programme of social events. <p>We recognise and thank all contributors to the Neighbourhood Plan for their time and effort. We have actively encouraged residents of Abbots Leigh to engage with this consultation process and to submit their views on the Plan.</p> <p>The Plan includes a number of key issues for us such as traffic volumes, pollution, the environment and heritage. We would welcome robust mitigating actions to be included in the plan for those.</p> <p>There are also some issues which are controversial, including the development of a social housing rental scheme and a conservation area. We look forward to and will take an active interest in the work of the independent examiners review on these matters, and hope that a solution is found that satisfies all communities.</p>	
Robert Walker	<p>I write in support of the neighbourhood plan and thank all those that have devoted their time to the project.</p> <p>Regarding housing development I support the NP conclusion that Housing Strategy Scenario 2 represents the maximum scale of development possible without causing significant adverse effects on our environment. I would also like control measures attached to any affordable housing to prevent speculators buying for profit.</p>	

Respondent	Comment	Additional info
	Section 6.10 states that the NCR334 is routed along Manor Rd and then through Abbots Pool to join Sandy Lane. This route has been changed in November 2020 by NSC & Sustrans and the new route is A369 cycle path onto Harris Lane then joins Sandy lane.	
Gerry Hunt	The sentences next to the bullet points appear to be incomplete.	
Baywood Developments Ltd	A review of the NP has found that a number of the basic conditions have not been met. In light of this, we propose that Land off Harris Lane, Abbots Leigh, is allocated within the NP for circa 10 dwellings. In support of the requested allocation, I attach a Development Concept assessment and a Landscape and Visual Scoping Study that have been prepared in order to demonstrate that the site is capable of accommodating the proposed development without undue harm to the character of the area.	
Coal Authority	<p>Our records do not indicate any coal mining legacy features present at surface or shallow depth in the plan area identified. On this basis we have no specific comments to make on the consultation document.</p> <p>The records we hold do however identify that surface coal resource is present in the area identified.</p>	
Number of comments on this part		21

Plan section		1.2 Preparing the Neighbourhood Plan
Respondent	Comment	Additional info
Ham Green Residents and other Supporters	<p>4 Plan process</p> <p>4.1 There are concerns that Neighbourhood Plan Steering Group members have been appointed by influential parish councillors and not through an open transparent recruitment exercise aimed at securing the involvement of individuals contributing plan-shaping proposals in their own right and not as representatives of organisations. This has led to organisations like the Pill and District Community Land Trust and the Alliance Homes housing association having undue influence on the plan-making process which may not be in the best interests of the neighbourhood community the Plan is intended to serve.</p> <p>4.2 There are concerns too that it has proved difficult to obtain the minutes of the five Steering Group meetings held in camera dating from May 2019 through to October 2020 which were not published for public scrutiny until late January 2021 in post-dating the submission of the Neighbourhood Plan to North Somerset Council on 2nd November 2020. Nor does it appear that Steering Group members' CVs, or declarations of interests, been maintained for public accountability and scrutiny reasons, given the key positions of overlapping public influence that some members have in guiding the development of the Neighbourhood Plan and its housing development proposals predicated on Ham Green. A note setting out these concerns in more detail is attached at Appendix 2.</p> <p>4 Summary</p> <p>5.1 Such are the concerns of local residents about how decisions were reached in bringing forward the Ham Green development/redevelopment proposals, that they seek additional reassurance concerning the conduct of the Independent Examination, noting that, despite requests to do so, the name of the Examiner has been withheld and referred to generically in</p>	<p>Ham Green Residents and other Supporters comments.docx</p>

Respondent	Comment	Additional info
	<p>public documents merely as “She”.</p> <p>5.2. This is unsatisfactory and whilst in normal circumstances the Independent Examination would be confined to a desk-based examination of the Neighbourhood Plan, accompanying plan documents and written consultation submissions before coming to a recommendation to approve, approve with conditions or not approve the Plan, in this particular instance residents as a minimum would expect the Examiner to conduct a public hearing on the housing development proposals and conduct a site visit.</p> <p>5.3. Residents may also go further in testing the robustness of Green Belt protection policies which the Government has recently strengthened in stepping away from the housing algorithm which has produced unworkable housing need demand estimates by seeking (with the support of the constituency MP) the involvement of the Secretary of State for Housing, Communities and Local Government before final decisions and recommendations on the Plan are reached by the Independent Examiner.</p>	
David-Self Build	<p>I would be very grateful if self build / Custom build be considered when a small development site becomes available. This method allows local people to design and build their own homes with sustainability and quality the main focus and not profit.</p> <p>Thank you.</p>	
The Trustees of Captain WDM Wills New Grandchildren’s Settlement, C/o Savills	<p>This Representation is made in response to the consultation on the draft Abbots Leigh, Ham Green, Pill and Easton-in-Gordano Neighbourhood Development Plan (2020-2026, hereafter referred as ‘the draft NDP’. This representation is submitted by Savills on behalf of The Trustees of Captain WDM Wills New Grandchildren’s Settlement who have an interest in the</p>	<p>Trustees of Capt WDM Will New grandchildrens Settlement Savills Final</p>

Respondent	Comment	Additional info
	<p>Land at Home Farm, Abbots Leigh ('the site'). A copy of the Site Location Plan is attached at Appendix A.</p> <p>The client controls an area of land comprising approximately 43 hectares on the north side of the A369 Abbots Leigh Road and east of Church Road, known as 'Land at Home Farm'.</p> <p>The draft NDP as drafted may not be considered to be positively prepared or aspirational, conflicting with the core principles of the NPPF, which presents a risk that the evidence base and policies in the plan might not accord with the Basic Conditions set out in the Town and Country Planning Act 1990 (as amended).</p> <p>Our clients wish to contribute productively to the Draft Neighbourhood Plan preparation, however we have concerns over the content of the NDP and the procedure that has been followed to date which we set out in detail below.</p> <p>Nevertheless, our client broadly supports the Neighbourhood Plan Steering Group's intention to deliver small clusters of housing across the draft NDP area. Whilst the land at Home Farm is located in the Green Belt, our client supports the release of part of the site for small-scale housing, to assist in delivering the key principles of 'Scenario 2' of the draft NDP's proposed housing strategy. The site is suitable, available, deliverable and developable for small-scale residential development which is well-related to the village of Abbots Leigh.</p> <p>The following section of this document sets out the relevant policy context relating to the preparation of neighbourhood development plans; Section 3 sets out our comments on the evidence base and the wider policies contained within the draft NDP; Section 5 sets out the merits to developing the Land at Home Farm and Section 6 sets out our conclusions.</p>	<p>Reps - 15.3.21.pdf</p>
Gerry Dawson	<p>I am concerned at the proposal to infringe the Green Belt on the land near Ham Green Lake. The lake and its surroundings are a much-valued and tranquil part of the village. I don't think it's overstating the point to say it is the most beautiful spot within easy reach of the village. Moreover it is in the Green Belt and the Green Belt is of immense importance to current and future generations of residents. Anything that sets a precedent in breaching that principle is</p>	

Respondent	Comment	Additional info
	<p data-bbox="432 325 1865 464">dangerous, foolish and short-sighted. The fact that many of those supporting this move objected strongly to anything which endangered Priors Field is mystifying. I would have thought the principles which were invoked there apply more to Ham Green Lake than anywhere else on the fringe of the village.</p> <p data-bbox="432 499 1865 815">I don't know the percentage of 'affordable' housing in the village and whether this compares unfavourably to other nearby settlements or not, and would certainly support the move to increase this if there is a deficit. I am not surprised that the land in question has been offered at a discount to other areas not in the Green Belt: any landowner with land adjacent to the village would relish the opportunity to breach the restrictions, especially if supported by local residents. It would be naive to think otherwise. Furthermore any breach is not just a temporary 'bending' of the rules - it is for all time. It would be impossible to believe that the precedent would not be quoted again and again on all the land surrounding the village from the A369 to Portbury Dock.</p> <p data-bbox="432 850 1865 989">This proposal also seems to skip by the current concerns on relaxing planning regulations and the discussions relating to proposed Free Ports. It is worth remembering that it is proposed that Free Ports would have greatly relaxed planning controls and permissions, and that Free Port land does not have to be contiguous with the port itself (cf Dagenham).</p> <p data-bbox="432 1024 1865 1270">In conclusion I think the proposal is a threat to a much-loved beauty and nature sight. It is also a significant and permanent threat to the Green Belt. It is inconsistent with the arguments employed at Priors Field. It fails to take a long view of the village for both current and future generations. The idea that breaching the Green Belt on a key site protects elsewhere is odd to say the least. Much talk is made of using brownfield sites before looking elsewhere: this accepts these sites are more expensive to develop but are much-better for the communities in the long term. This proposal must be opposed.</p>	

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Paul Kent	<p>The approach to the completion of the NHP has been rigorous and careful. At all stages care has been taken to ensure that the widespread interests and concerns of residents have been taken into consideration. Considerable and sustained efforts have gone into ensuring maximum involvement in the consultation.</p>	
Donald Davies	<p>A thorough evidence based approach, led by the parish councils, yet using local and professional experts, has enabled us to generate ideas, test them with widespread consultation and produce a vision that is our plan for the future of our communities, different but also interlinked.</p>	
L. Hocking	<p>I strongly object to the process of producing this Neighbourhood Plan particularly the inclusion in the plan of the provisional allocation of the Chapel Pill Lane site.</p> <p>The involvement of one individual at every level and every stage in the process of producing this Plan is questionable and potentially undemocratic. The same person is Chair of the Pill and District Community Land Trust (PDCLT) (responsible for selecting the Chapel Pill Lane site, intending to apply imminently for planning permission and own the Chapel Pill Lane site), is also Parish Councillor on the Neighbourhood Plan steering group responsible for inserting the Chapel Pill Lane site into the Neighbourhood Plan, is on the NSC executive responsible for accepting the Neighbourhood Plan for examination, and leader of the NSC with overall responsibility for planning.</p> <p>The same concentration of influence in one individual has resulted in, I believe, a lack of transparency and public understanding that has been repeated with the Northern Corridor transport corridors submission to the emerging Local Plan. This proposes 2000+ houses to be built along the A369 corridor which, whilst aiming to restrict the number of new homes to 200</p>	

Respondent	Comment	Additional info
	<p>in the parishes of Easton in Gordano and Abbots Leigh, may well result in large-scale ribbon development in Green Belt along the northern corridor edge of North Somerset between Portishead and Leigh Woods. I believe that the wider context of Northern Corridor submission was not explained in the consultations on the Neighbourhood Plan which preceded it. Many people in the parish therefore have no idea that 2000+ houses are planned between Portishead and Abbots Leigh primarily on Green Belts they have no idea of the extent of the greenbelt we are within, surrounding Bristol. The consequent impact of the Northern Corridor (to 2038) submission by the parish council will have a serious impact on traffic along A369 and J19 of M5 - already over capacity - and in the context of the climate emergency this major threat to Green Belt is wholly unacceptable.</p> <p>Although Pill and EIG Parish council and Abbots Leigh PC produced the NP plan together, Abbots Leigh PC not surprisingly supported both the Neighbourhood Plan and the Northern Corridor Submission as their greenbelt land is unlikely to be threatened because they are a rural parish rather than service village and are also applying for conservation status.</p> <p>The timing of the production of this Neighbourhood Plan is odd, and my perception is that the selection of the Chapel Pill Lane site is a cornerstone on which the Neighbourhood Plan is subsequently constructed around, rather than the Neighbourhood Plan being the starting point for where to plan housing.</p>	
Gerry Hunt	Clearly explained background.	
Kamala	<p>I have not found where general comments are to be made so will make them here.</p> <p>I support largely the entire document and specifically the proposed housing developments.</p>	

Respondent	Comment	Additional info
	<p>Clearly there has been much hard work, thought and careful consideration given to the contents of this document and I commend it.</p>	
<p>Easton-in-Gordano Parish Council</p>	<p>2 Local Engagement</p> <p>At the time of writing responses to the NSC consultation on the NHP have involved relatively little local comment on the NHP as a whole - how issues of traffic and movement, environment, heritage, the local economy, and climate change combine to form a coherent whole. There has been, however, strong interest in the two development schemes in the NHP. The Chapel Pill Lane affordable housing scheme has attracted the most attention. In the local consultation this scheme brought a 2:1 majority of those expressing an opinion in favour of the scheme. The Orchard View brown field redevelopment won widespread support,</p> <p>This focus on the proposed developments has in our view diverted the community's attention from the full range of the other thirty-eight Planning Policies and Community Actions set out in the NHP. It has also led to misunderstanding amongst a number of residents who have failed to recognise the distinction between the site being allocated in the Plan in principle for affordable housing and a planning application relating to a specific site. We would stress again the need for Examination to address the Neighbourhood Area and the Neighbourhood Plan as a whole.</p>	
<p>Easton-in-Gordano Parish Council</p>	<p>4 The Response to Local Consultation</p> <p>The submitted Consultation Statement sets out the ways in which the NHP addresses comments made in local consultation and notes both changes to the text and the introduction of new sections in the NHP. Examples of such improvements can be found in Housing Strategy (para 5.8), Housing Design (5.9) Active Travel (6.10), Heritage (8.1), Food Production and</p>	

Respondent	Comment	Additional info
	<p>Consumption (9.2 and 10.4), Pollution (10.6),10.4) the role of churches (11.1), Play and Recreation (11.6) and Health and Wellbeing (11.7). These examples evidence the extent to which residents have influenced the revised and updated NHP before submission to NSC. Community Actions concerning the climate and biodiversity emergency, local food supply, improvements to the Pill Precinct and an Abbots Leigh Conservation Area have already started.</p> <p>At the same time, some responses to the 2020 local consultation and debate since then have demonstrated that feelings are running high. A number of factual errors and misleading claims have been made in the press, in presentations to parish councils, in a submission to North Somerset Council Executive and in approaches to many external bodies (e.g., CPRE, Homes England, Alliance Homes and Metro West). These have related both to the structures and processes through which the Plan was prepared (and to individuals who contributed to these processes) and to substantive errors of fact including, for example, the location, size, and accessibility of the Chapel Pill Lane site, and the statement that the lake is an SSSI (which it is not). We have documented separately these errors and misleading statements and they can be made available to the examiner should she wish. We have also kept our North Somerset Council liaison officer aware of our concerns.</p>	
Number of comments on this part		11

Plan section		Strategic planning framework
Respondent	Comment	Additional info
Ham Green Residents and other Supporters	<p>2 Plan period</p> <p>2.1 Secondly, assuming the Neighbourhood Plan 2020-26 receives approval in summer 2021 (given the important stages still to be completed of independent examination and a public referendum) the Plan will only have a five-year period left to run, whereas the North Somerset Local Plan 2038 with which it seeks to demonstrate conformity, is only at the plan-shaping public consultation stage of early development and will not be approved until at least 2022-2023.</p> <p>2.2 This is not a sensible approach to the plan-making process and so for that reason, in order to demonstrate conformity with the emerging North Somerset Local Plan, the Neighbourhood Plan should be withdrawn from examination and a new Plan drafted and consulted upon to run in parallel with which the NS Local Plan 2038. Moreover, for the reasons stated above, the opportunity should be taken to consider re-drawing the Plan area to omit Abbots Leigh with which Pill and Easton in Gordano have little in common as village settlements, the one entirely rural the other semi-rural with significant urban characteristics, except for sharing Green Belt and the A369 main route to Bristol. An alternative proposal should consider preparing a joint Neighbourhood Plan with Portbury which has similar socio-economic characteristics and a shared interest in the Royal Portbury Dock and M5 Junction 19/ Gordano Services major infrastructure installations. The Plan area should not be constrained by artificial administrative boundary constructs merely because the two parishes of Pill & Easton-in-Gordano and Abbots Leigh largely fall within the North Somerset Council electoral ward of Pill but should be determined by socio-economic considerations.</p> <p>2.3 The rest of the Plan in terms of its longer-term soft aspirations - community, heritage, environment, climate change etc - is fine, but these are aims and objectives that one would expect to accompany plans of this kind in respecting the National Planning Policy Framework and Basic Conditions compliance testing. These aims are, however, wholly aspirational and lack the rigour and</p>	

Respondent	Comment	Additional info
	<p>detail necessary to provide the necessary level of public assurance that they would mitigate against other planned development/redevelopment proposals including the impact of establishing rural exception sites in Green Belt and the MetroWest Portishead to Bristol passenger rail link which has associated housing and significant traffic management implications for Pill and Ham Green.</p>	
L&Q Estates	<p>THE STATUS OF THE NEIGHBOURHOOD PLAN AND THE EMERGING PLAN</p> <p>We will hopefully be forgiven for quoting the relevant legislative context in which the neighbourhood plan is prepared. This provides an important backdrop to some of the comments we raise below. In essence, we suggest there is need for greater clarity in respect of how the emerging neighbourhood plan relates to the emerging district-wide Local Plan.</p> <p>The Planning and Compulsory Purchase Act 2004 sets the legal definition of a development plan and makes provisions to include neighbourhood plans that have been "made", meaning they have passed a referendum held by that area:</p> <p>"38 Development plan</p> <p>(1) A reference to the development plan in any enactment mentioned in subsection (7) must be construed in accordance with subsections (2) to (5)."</p> <p>"For the purposes of any other area in England the development plan is—</p> <p>(a)the regional strategy for the region in which the area is situated (if there is a regional strategy for that region), and</p> <p>b)the development plan documents (taken as a whole) which have been adopted or approved in relation to that area, and.</p>	<p>LQ Estates.pdf</p>

Respondent	Comment	Additional info
	<p>(c)the neighbourhood development plans which have been made in relation to that area".</p> <p>Once made, the neighbourhood development plan would form part of and be considered in general conformity with the currently adopted local development plan. However, in accordance with paragraph 30 of the National Planning Policy Framework (NPPF) any subsequent related strategic or non-strategic policies adopted to the development plan would supersede those of the neighbourhood plan where there is any conflict.</p> <p>Paragraph 30 of the NPPF states:</p> <p>"30. Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently."</p> <p>This policy is based on legislation at Part 3 Section 38(5) of the PCPA 2004, which sets out how authorities are expected to resolve conflicts of policies within the development plan:</p> <p>"(5) If to any extent a policy contained in a development plan for an area conflicts with another policy in the development plan the conflict must be resolved in favour of the policy which is contained in the last document to become part of the development plan."</p> <p>We would particularly stress the relevance of this legislative text in context of the Abbots Leigh, Ham Green, Pill and Easton-in-Gordano Neighbourhood Plan 2020-2026 and the emerging North Somerset Local Plan 2038. If the proposed neighbourhood plan passes examination and is made following a referendum, it is right to assume this takes place before the emerging North Somerset Local Plan is adopted based on envisaged programme of progress of both documents.</p> <p>The Local Development Scheme 2020-2023 (March 2020) sets the expected adoption for the emerging</p>	

Respondent	Comment	Additional info
	<p>Local Plan for January 2023 and additionally states:</p> <p>"Whilst the new Local Plan is being prepared any new neighbourhood development plans will have to be in general conformity with the strategic policies in the Core Strategy as this is still the adopted development plan. However, this would result in any neighbourhood development plans that are "made" in the next three years becoming out of date as soon as the new Local Plan is adopted".</p> <p>The emerging Local Plan will become the "last document" in terms of the 2004 Act and any conflict in policy will have to be resolved in favour of the new Local Plan when subsequently adopted.</p> <p>The draft Neighbourhood Plan 2020-2026 states that:</p> <p>"The strategic framework for this Neighbourhood Plan, however, remains North Somerset's current Development Plan which consists of its Core Strategy (January 2017), its Development Management Policies (July 2016) and the Site Allocations Plan (April 2018). The implications of this are that our Plan assumes that, with the exception of two sites in Ham Green, the Green Belt remains as it is at present, the Pill Settlement boundary remains unchanged and Abbots Leigh remains 'rural'. The policies suggested in the Plan relate only to the period up to 2026".</p> <p>It is acknowledged that the new 2020-2026 Plan has been prepared mindful of the basic condition to be in general conformity with the existing adopted Local Plan, which did not include policies for a Green Belt review. We support the draft plan's statement that it only relates to the currently adopted plan and stress that it cannot plan for the area past 2026 using the evidence base and assumptions from the adopted Local Plan. The neighbourhood plan is legally required to adhere to the chain of conformity of development plan documents.</p> <p>The Local Plan review may result in significant changes in approaches to achieve sustainable</p>	

Respondent	Comment	Additional info
	<p>development. This is particularly the case in North Somerset in respect to its history of Local Plan review. We note the Core Strategy initially adopted in 2012 was subsequently challenged in the High Court leading to Policy 13 on housing requirement to be remitted back to the Planning Inspectorate for re-examination. The review of the policy and consequential changes of remitted policies identified an increased housing need from the initial 14,000 figure to 20,985. The current Local Plan is falling increasingly out of date. We would also simply state that the housing supply in North Somerset may need to increase in consideration of the Council's estimated 4.2 five year housing land supply position, published in April 2020. Additionally, North Somerset will need to account for the unmet needs of Bristol through the Duty to Cooperate and ensure these needs are met at the right place in accordance with the NPPF objectives under achieving sustainable development. In order for the Neighbourhood Plan to fulfil the basic conditions required, the plan must not pre-empt the emerging Local Plan 2038 from achieving sustainable development based on a robust evidence base. There are three points we wish to make in this respect:</p> <ul style="list-style-type: none"> • Second, given that the North Somerset Local Plan is reaching the end of its plan period and will be superseded by the emerging new Local Plan, it is right that the neighbourhood plan itself should not seek to apply policies beyond 2026; • First, it is right that the draft Neighbourhood Plan should concentrate on implementing the policies of the adopted North Somerset plan; • Third, the fact that the Neighbourhood Plan considers in a number of instances a wider policy framework beyond the adopted Local Plan does perhaps introduce an additional element of uncertainty and confusion in this respect - we would suggest merit in removing any consideration of emerging plan policy and replacing it with a clear statement emphasising that nothing within this neighbourhood plan is intended to prejudice the outcome of the emerging district-wide plan. 	

Respondent	Comment	Additional info
	<p>The draft Neighbourhood Plan 2020-2026 references at section 2 paragraph 1 the West of England Joint Spatial Plan and states:</p> <p>"For much of the time while this Neighbourhood Plan was being assembled, the West of England Joint Spatial Plan (JSP) was being prepared, and successive drafts of the JSP provided a policy context for our work. In August 2019, however, the strategic context changed. Public Examination of the JSP and subsequent letters from the Inspectors indicated that they were minded to conclude that the JSP was unsound".</p> <p>We understand that the Neighbourhood Plan 2020-2026 developed much alongside the West of England Joint Spatial Plan (JSP) and that the JSP started to consider the Green Belt and made a number of proposed changes to the Green Belt boundary in the West of England. However, the JSP has been withdrawn from examination following the Inspectors' letters to the Councils questioning the soundness of the Plan, which included concerns challenging the details of the attempted Green Belt Review:</p> <p>"Nonetheless, we recognise that early Sustainability Appraisal work identified that a strategy of entirely avoiding the Green Belt would be likely to result in unsustainable patterns of development."</p> <p>The draft neighbourhood plan states within the Strategic Planning Framework section that:</p> <p>"The implications of this are that our Plan assumes that, with the exception of two sites in Ham Green, the Green Belt remains as it is at present, the Pill Settlement boundary remains unchanged and Abbots Leigh remains 'rural'".</p> <p>Whilst we recognise that the Neighbourhood Plan 2020-2026 must be prepared in general conformity</p>	

Respondent	Comment	Additional info
	<p>with the current Local Plan, which has not been subject to a Green Belt review, it must also not prejudice in any way the emerging Local Plan that is likely to re-examine Green Belt and strategic land with a more robust approach than that used by the JSP. For this reason and in reference to the legal remit of the Neighbourhood Plan 2020-2026, we consider Section 5.5 of the draft Plan to be unsuitable for inclusion as currently drafted. Section 5.5 relates to various assessments of potential housing growth in the long-term within the context of the North Somerset Local Plan leading up to the period of 2038, whilst it is the neighbourhood plan's role to implement the strategy leading up to 2026. The neighbourhood plan should not seek to anticipate nor influence the outcome of the replacement Local Plan that is currently in preparation. We would suggest there is a need to remove references within the neighbourhood plan to the potential planning policy situation that may exist beyond 2026 and replace these with a further clear statement that the policies of the neighbourhood plan will cease to be applied beyond 2026.</p> <p>We also note that section 5.3 of the draft Neighbourhood Plan 2020-2026 refers to speculative proposals for major development projects of 1000 dwellings at Chapel Pill. We assume this is in reference to the land promoted by L&Q Estates and note this is not being progressed as a speculative application but through the Council's Local Plan review process. This is entirely the right approach.</p> <p>The Strategic Planning Framework section within the draft plan continues on to state that:</p> <p>"... much of our thinking still relates to the longer term and a number of the issues explored are clearly applicable to the fifteen years 2023-38".</p> <p>Whilst we support long-term considerations made to the issues of Abbots Leigh, Ham Green, Pill and Easton-in-Gordano, the neighbourhood plan is currently based on the strategic documents of the Core Strategy, Development Management Policies and the Site Allocations Plan. We consider it important to emphasise that planning and policymaking for the period past 2026 or 2023, if the emerging Local</p>	

Respondent	Comment	Additional info
	<p>Plan 2038 is adopted according to expectations, falls outside of the remit for the currently adopted development plan including the Neighbourhood Plan 2020-2026. <u>There is a danger that the draft Neighbourhood Plan makes repeated references to longer term objectives and therefore could be seen to be covering the period of the new Local Plan. This is an area that requires clarification.</u></p> <p>The emerging new Local Plan will explore the potential for new housing as its new spatial strategy. The 'Choices for the Future' consultations (02 November – 14 December 2020) and the presented alternative approaches to growth represent a first trial at this. This may involve the district council looking at allocations in greenfield sites currently identified in the neighbourhood draft plan considered as open spaces. We have looked at this issue and there is a lack of clarity, in respect of places mentioned in section 11.5 on open space and where they are located. It is perhaps an issue of concern to the examiner that the neighbourhood plan does not include the sort of proposals map that clearly identifies their locations, particularly when the policy in paragraph 11.9 states that they should be protected or enhanced. We would ask the neighbourhood planning group to publish a plan showing the boundaries of each of those sites and we would welcome the opportunity to comment as others might. We also use this as example now, to highlight that this neighbourhood plan should not constrain the emerging district-wide Local Plan. We fully recognise that the Local Plan would be free to make its own allocations and supersede the neighbourhood plan. However, it is potentially unhelpful that this consultation document is possibly introducing tensions between the two levels of plan-making. Whilst the neighbourhood plan identifies some broad areas for protection in the context of the adopted district-wide Local Plan and its identified housing needs, the emerging Local Plan covering the period up to 2038 may well need to consider some or all of these potential locations to meet the emerging housing requirement over that period. The neighbourhood plan should make it clear that its policies up to 2026 do not prejudice the process of site selection in the emerging district-wide Local Plan.</p> <p>Planning practice guidance specifies:</p> <p>"Although a draft neighbourhood plan or Order is not tested against the policies in an emerging local plan the reasoning and evidence informing the local plan process is likely to</p>	

Respondent	Comment	Additional info
	<p>be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested. For example, up-to-date housing need evidence is relevant to the question of whether a housing supply policy in a neighbourhood plan or Order contributes to the achievement of sustainable development"</p> <p>National guidance clearly reiterates that neighbourhood plans are not prepared and tested against policies of an emerging Local Plan and are to be in general conformity with the currently adopted Local Plan. The emerging North Somerset Local Plan 2038 is at the Challenges and Choices stage and draft policies have yet to be produced based on an updated robust evidence base. Thus, the Neighbourhood Plan 2020-2026 should not be considered to be founded on up-to-date robust evidence in respect to issues, such as housing, but based primarily on the evidence of the adopted Local Plan. We recognise there is a danger to attribute the neighbourhood plan disproportionate weighting and stress that <u>the Neighbourhood Plan 2020-2026 should not pre-empt the emerging Local Plan</u>. Overall, we would suggest there is merit in removing from the neighbourhood plan those references to the planning policy framework beyond 2026 and restating that the neighbourhood plan is not seeking to influence the outcome of the emerging North Somerset Local Plan.</p> <p>Moreover, whilst the draft Neighbourhood Plan is not tested against an emerging Local Plan, as a result it should not rely upon an emerging Local Plan and <u>it is noteworthy that there are repeated references within the draft text to the emerging North Somerset Local Plan 2038 and plan making process:</u></p> <p>"A new Local Plan 2038 is now being developed and our Neighbourhood Plan has been informed by the July Challenges and Choices Consultation to which we made a submission.";</p>	

Respondent	Comment	Additional info
	<p>"At the same time, however, much of our thinking still relates to the longer term and a number of the issues explored are clearly applicable to the fifteen years 2023-38.";</p> <p>"The North Somerset Local Plan 2038 will provide a longer-term framework for development covering the years 2023-2038. The Plan may cover issues such as the introduction of a settlement boundary for Abbots Leigh, updating the Pill Settlement boundary to include the housing built on and around the former Ham Green Hospital.</p> <p>In order to underpin their strategic thinking about the possible scale of future growth and provide a realistic context for their thinking the Neighbourhood Plan Steering Group assessed a range of hypothetical longer-term housing scenarios.";</p> <p>"We feel that it is essential that river and coastal flood policies and practice are reconsidered in the new North Somerset Local Plan 2038. Measures to reduce flooding risk and minimize storm run-off such as planting trees would be welcome."; and</p> <p>"Coronavirus has not gone away, but the Neighbourhood Plan sets the scene for development and change over the next six years. It also provides a local baseline against which the local implications of the North Somerset Local Plan 2038 can be assessed and taken forward."</p> <p>We would suggest there is a need to address these to avoid conflict with national guidance in order to ensure that:</p> <p>a) the justification for the neighbourhood plan results from the adopted plan so there is no conflict with those strategic policies; and</p> <p>b) the plan is future proofed to avoid conflict as soon as the new Local Plan is adopted.</p> <p>At this point we would want to stress that we recognise the work that has gone into the draft</p>	

Respondent	Comment	Additional info
	<p>Neighbourhood Plan and broadly support the communities’ ambitions to identify and tackle historic, present and future issues of the area. The Parish Councils have done much work in preparing a draft Plan that wishes to present a holistic view of the neighbourhood area in respect of the environment, housing, economy and employment, transport and movement, heritage, climate change and the community as a whole. We find it encouraging to see neighbourhood plans coming forward and look forward to engaging with these plans as they develop.</p> <p>SUMMARY</p> <p>The draft Neighbourhood Plan must fulfil the Basic Conditions set out by Paragraph 8(2) Schedule 4B of the Town and Country Planning Act 1990. Following the last consultations and comments we continue to consider that there are unaddressed issues within the draft Plan, which prevent the Plan’s fulfilment of the Basic Conditions:</p> <ul style="list-style-type: none"> a. in respect to the Basic Condition 8(2)(a) to have regard to national policy and guidance; b. in respect to the Basic Condition 8(2)(d) to contribute to the achievement of sustainable development; and <p>to ensure that the draft Plan clearly relates to and fulfils the Basic Condition 8(2)(e) to be in general conformity with the adopted Local Plan.</p> <p>Overall, we are concerned that the number of references within the neighbourhood plan to the emerging district-wide Local Plan introduce a degree of potential confusion and conflict between the two documents. We would suggest those references are deleted. The emerging Local Plan is in its infancy and the legislation relating to neighbourhood planning states that a neighbourhood plan should be in general conformity with the adopted Local Plan. The neighbourhood plan should therefore concentrate on implementing and referencing the adopted Local Plan. Moreover, an explicit statement should be included to inform the reader that the neighbourhood plan is not seeking to prejudice any</p>	

Respondent	Comment	Additional info
	<p>decisions in the emerging district-wide Local Plan.</p> <p>We have identified that the extent of open space locations sought to be protected, with reference to section 11.5 of the neighbourhood plan, and that this should be rectified. We would welcome the opportunity of a consultation on the extent of those areas, presumably as an update to maps 11 and 12.</p> <p>We would be delighted to work with interested parties to draft proposed changes to the draft Neighbourhood Plan to address these issues in respect of the Basic Conditions, should the neighbourhood planning group, the council or the examiner find that helpful. We would certainly be happy to do that in liaison with those that drafted the neighbourhood plan if that was thought to be helpful in minimising the issues to be addressed by the independent examiner.</p>	
Paul Kent	<p>I especially welcome the efforts that have been made I. The submission to ensure that there is a clear relationship between the local interests of the two parishes and the wider development needs of the area.</p>	
Number of comments on this part		3

Plan section	3.1 The Neighbourhood Plan Area
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Respondent	Comment	Additional info
Ham Green Residents and other Supporters	<p>1 Plan area</p> <p>1.1 A principal concern relates to the socio-economic geography of the plan area notwithstanding the fact that the combined parish areas of Pill/Easton-in-Gordano and Abbots Leigh were designated as a neighbourhood plan area by North Somerset Council on 25 August 2016 despite several objections and caveats concerning the proposed boundary line and the inclusion of major infrastructure installations at Royal Portbury Dock, M5 Junction 19 and the Gordano Service area.</p> <p>1.2 Here it should be noted that the sharply contrasting demographics of what are in effect quite different parishes, as defined by housing, education, employment, health and background data, lead in turn to deeper questions of whether this is a coherent Neighbourhood Plan, that is genuinely representative of a single like-minded community sharing a common purpose, or whether it is a contrived bringing together of two distinctly separate parishes each with quite different aims and objectives for what they hope the plan will deliver for the communities they serve.</p> <p>1.3 This comes through strongly in the stated intention to establish a designated for planning purposes Settlement Boundary and Conservation Area in the historic village of Abbots Leigh, in order to ringfence the village from the possibility of unwanted housing development, whilst making a strong case for the Pill Settlement Boundary to be redrawn and for rural exceptions to be made from existing Green Belt policy to permit further development and mixed use redevelopment at Ham Green in an attempt to avoid major development elsewhere including Pill and Easton-in-Gordano. In summary, viewed from this perspective, it can be concluded that the Plan is not well made but is more concerned with protecting the village of Abbots Leigh, and certain public open spaces in parts of Pill and Easton-in-Gordano from development, than it has to do with facilitating sustainable development within the Plan area with the notable exception of Ham Green.</p>	

Respondent	Comment	Additional info
Bob L	<p>The area of the plan forms a natural community with many links between the two parishes. It has large areas of environmental value and a rich cultural history of which the community is rightly proud. The plan appropriately recognises and celebrates those features.</p>	
Donald Davies	<p>A joint plan from both parishes reflects the interlinked nature of the two communities, different, yet with significant connectivity. The settlement of Pill and Easton in Gordano sits in both parishes and the local services, such as retail, advice, voluntary and medical, provide for both parishes. The spine created by the A369 is yet another common thread, as do a number of voluntary groups covering the two.</p> <p>In development terms our plans on limited additional housing for local need fit well as a two, especially given the desires of the volume housebuilders to cover both parishes with thousands of dwellings, making us two suburbs of a new, unwanted, town!</p>	
Gerry Hunt	<p>A comprehensive and clear description of the area covered.</p>	
Number of comments on this part		4

Plan section		4.1 Organisation of the Plan
Respondent	Comment	Additional info
Simon Talbot-Ponsonby	very clear diagram of vision, principles and objectives	
Bob L	I fully support the three principles that guide the plan	
LUCY BYRNE	The back ground papers are very thorough and form an excellent basis for this report	
Paul Kent	This diagram is particularly powerful and underlines the integrated approach to the NHP. The three principles can be seen in all sections of the NHP and there is a strong sense of coherence between all sections.	
Donald Davies	This approach has been embraced by the residents to create our vision, and has been shown by the significant volunteer engagement in the whole process across both parishes.	
Number of comments on this part		5

Plan section	4.2 Primary objectives	
Respondent	Comment	Additional info
Environment Agency	<p>The Environment Agency can support this Neighbourhood Plan, but wishes to make the following comments for your information:</p> <p>We aim to reduce flood risk, whilst protecting and enhancing the water environment. We focus our detailed engagement where the environmental risks are greatest, therefore we offer the following advice on this Neighbourhood Plan.</p> <p>Together with Natural England, English Heritage and Forestry Commission we have published joint advice on neighbourhood planning which sets out sources of environmental information and ideas on incorporating the environment into plans. This is available at: Planning for the Environment at the Neighbourhood Level.</p> <p>Flood Risk</p> <p>National and Local Plan Policy approach is to ensure that areas at little or no risk of flooding from any source are developed in preference to areas at higher risk. The aim should be to keep development out of medium and high flood risk areas, and other areas affected by flooding. The plan should also seek flood risk management opportunities (e.g. natural flood management), and to reduce the causes and impacts of flooding (e.g. through the use of sustainable drainage systems and natural flood management in developments).</p> <p>Local Planning Authorities' Strategic Flood Risk Assessments (SFRAs) should be the primary source of flood risk information in considering whether particular neighbourhood planning areas may be appropriate for development.</p> <p>Other important sources include the interactive maps of flood risk available on the Environment</p>	

Respondent	Comment	Additional info
	<p>Agency's web site. Local Planning Authorities (LPAs) should make available to the Parish Councils any reports or information relating to the SFRA, and share any other information relevant to flood risk (such as the application of the Sequential and Exception Tests to the Local Plan). There may also be specific issues or local policies, e.g. a Local Flood Risk Management Strategy or Surface Water Management Plan, which should be considered when assessing and managing surface water matters.</p> <p>If the plan proposes development in flood risk areas, the Sequential Test should be demonstrated and if necessary, the Exception Test applied. Where areas under consideration for development are not consistent with growth identified in the Local</p> <p>Plan, further information will be needed to demonstrate that any development proposed by the neighbourhood plan passes both tests.</p> <p>Further guidance on the approach to individual development proposals, or where a Neighbourhood Development or Community Right to Build Order is proposed, in an area at risk of flooding can be found at: https://www.gov.uk/guidance/flood-risk-and-coastal-change</p> <p>Works to any streamside walks may require Land Drainage Consent from North Somerset Council or the Internal Drainage Board.</p> <p>Orchard View Affordable Housing</p> <p>This is located within Flood Zone 1 at low risk of flooding and is the ideal zone to develop in accordance with flood risk. Please note that as a brownfield site contamination may be present and a contaminated land assessment may need to accompany any planning submission.</p>	

Respondent	Comment	Additional info
	<p>Biodiversity</p> <p>The National Planning Policy Framework (NPPF) is clear that pursuing sustainable development includes moving from a net loss of biodiversity to achieving net gains for nature, and that a core principle for planning is that it should contribute to conserving and enhancing the natural environment and reducing pollution.</p> <p>Similarly the Government’s 25 Year Environment Plan (February 2018) has policy for embedding an ‘environmental net gain’ principle for development, including housing and infrastructure. Therefore, we expect all plans and policies to demonstrate how they will deliver this principle.</p> <p>Neighbourhood Plans have the potential to affect biodiversity or geodiversity. They should seek opportunities to work collaboratively with other partners, including Local Nature Partnerships, to develop and deliver a strategic approach to protecting and improving the natural environment based on local priorities and evidence. Equally, they should consider the opportunities that individual development proposals may provide to enhance biodiversity and contribute to wildlife and habitat connectivity in the wider area.</p> <p>The NPPF states that the planning system should recognise the wider benefits of ecosystem services. Information about ecosystems services is in Biodiversity 2020: A strategy for England’s biodiversity and ecosystems services. An Introductory guide to valuing ecosystems services has also been published by Defra along with a practice guide, which could, where appropriate, inform plan-making and decision-taking on planning applications. The National pollinator strategy: for bees and other pollinators in England is a 10 year plan to protect pollinating insects which support our food production and the diversity of our environment.</p> <p>Biodiversity enhancement in and around development should be led by a local understanding of ecological networks, and should seek to include:</p>	

Respondent	Comment	Additional info
	<p>? habitat restoration, re-creation and expansion;</p> <p>? improved links between existing sites;</p> <p>? buffering of existing important sites;</p> <p>? new biodiversity features within development; and</p> <p>? securing management for long term enhancement.</p> <p>? Green/blue infrastructure and recreational opportunities</p> <p>Further guidance can be found at: https://www.gov.uk/guidance/natural-environment</p> <p>Water Quality and Resources</p> <p>Adequate water and wastewater infrastructure is needed to support sustainable development. A healthy water environment will also deliver multiple benefits, such as helping to enhance the natural environment generally and adapting to climate change.</p> <p>Protecting and improving water bodies may be relevant when drawing up a neighbourhood plan or considering a neighbourhood development order. It is always useful to consult the water company about whether water could be a concern.</p> <p>We would therefore advise you speak to your local sewerage infrastructure provider to understand any constraints in your local area.</p> <p>Water efficiency measures should be incorporated into development as this conserves water for the natural environment and allows cost savings for future housing occupants.</p>	

Respondent	Comment	Additional info
	<p>Further information can be found at: https://www.gov.uk/guidance/water-supply-wastewater-and-water-quality</p> <p>Climate Change</p> <p>We support the Neighbourhood Plans move towards a carbon neutral neighbourhood to address the climate emergency.</p> <p>Further advice on the production of Neighbourhood Plans can be found at the Planning Advisory Service function of the Local Government Association, which has detailed advice on neighbourhood planning.</p>	
Peter Coleman	I agree with the goals of the plan and accept the need for compromises.	
Robert Buck	Progress and development are to be commended, it is reassuring that this Plan is aiming to ensure that this is not resisted but progressed carefully.	
Rory Hilton	<p>Whilst applauding the promotion of affordable housing I am apprehensive that too little attention is being paid to the infrastructure, particularly surgeries, hospitals, schools, roads and essential services - water etc., that will be needed to support an increase of people in the area.</p> <p>Rory Hilton</p>	
Paul Kent	This is clearly and concisely expressed and can be used as a quick check on all sections of the NHP to	

Respondent	Comment	Additional info
	show that there is coherence and thought about the future for our communities.	
Noel Ayling	I totally support the objectives of the Plan..	
Gavin Lucas	I do also support the document's emphasis on preserving the local and global environment (destruction of undeveloped Green Belt excepted).	
Diane	<p>I welcome the Primary Objectives and, as a resident of Abbots Leigh, the objectives to encourage safe walking and cycling routes; protecting the area's environmental assets; and to protect, maintain and enhance its biodiversity are very important to me, particularly as I was involved in getting a grant from the Heritage Lottery Fund for the restoration of the stonework at Abbots Pool some fifteen years ago and am very keen for the area to be maintained as a Local Nature Reserve for many years to come.</p> <p>As a member of the Abbots Leigh Heritage Group, I am pleased to see that an objective is to respect and preserve the local heritage buildings and that a Conservation Area is being considered for Abbots Leigh.</p>	
Wendy Hope	<p>I am very impressed with the quality and vision of the plan. It is well researched, forward thinking and clearly expressed.</p> <p>I can see nothing with which I disagree. On the contrary, it expresses my personal hopes for our locality, for protecting the green belt and open spaces and minimising traffic by supporting the reopening of the rail link from Portishead to Bristol.</p>	

Respondent	Comment	Additional info
	<p>(see HO 2 Site B for comments on affordable housing site)</p> <p>Biodiversity and our beautiful environment have been considered and supported. I strongly support recognition for the local Built Environment and think the protection offered by a Conservation Area status would be a good thing.</p> <p>I would like to see a stronger input for planning applications, so that infill building in gardens of existing houses in the green belt and the building of houses that do not conform to planning laws (Windrush) could not happen. We seem to have a weak voice in this area of planning, when expressed to NS Council. But perhaps this is not the remit of the local plan?</p> <p>Overall, I think this plan is the result of excellent research and work by the people involved. Thank you.</p>	
David Yates	<p>I agree with the primary objectives, and would add that traffic and parking is becoming an increasing problem in Pill. Onstreet parking often narrows road access such that emergency vehicles such as ambulances and fire engines are unable to access properties such as the Community Centre and Christ Church, amongst many others</p>	
Donald Davies	<p>It is this balance that the project has sought to achieve. These are living communities, with our residents needing homes, jobs, schools and services. What neither village is is a quiet retirement place! We want our villages to thrive, not to wither as too many others have and that means accepting compromises because they benefit our neighbours and create a sustainable community, which is essentially our vision.</p>	

Respondent	Comment	Additional info
Sue	I am in agreement with the objectives of the plan.	
Rachel Harvey	I think the primary objectives of the plan are sound and present a good set of goals that intend to build a fair and inclusive neighbourhood while addressing the climate emergency and maintaining what is good and distinctive within Pill and Easton in Gordano.	
C Taylor	I discussed the plan with the Guides (girls in Ham Green, Pill and Easton-in-Gordano aged 10-14). The primary objectives they were most concerned about were minimising traffic, encouraging walking and cycling and the environmental aspects.	
Kamala	I endorse what is stated but would add that the current pandemic has heightened the need for more immediate and far reaching changes to be implemented relating to our use of resources and for discouragement of non public vehicular transport.	
Timothy Grice	Agree that this is a reasonable and useful summary.	
Timothy Grice	Overall, I take the view that the Plan provides an excellent and constructive analysis of the issues facing this general area. I strongly support it - and am grateful to those who prepared it.	

Respondent	Comment	Additional info
Timothy Grice	The area is essentially rural and is very rich in biodiversity and natural life. This is to the huge benefit not only of local residents but of visitors. It should not be difficult to maintain this as a clear and strong priority. If this is not done, I am concerned that financial and political pressures will generate a gradual creep of development such that it becomes eventually impossible to control.	

Number of comments on this part	18
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Plan section		Housing:5.1-Background; and 5.2-Household growth,
Respondent	Comment	Additional info
Bob L	<p>I am well aware of the recognised for additional affordable and good quality housing in the area. Too many local people who wish to remain in the community are currently unable to do so because of the shortage of such accommodation.</p> <p>I therefore fully support the housing proposals within the plan which I believe will be a significant help towards meeting these needs.</p>	
LUCY BYRNE	Excellent research - I am surprised by the number of un-occupied dwellings! I hope there is more that can be done at Policy level to enable more of this to become occupied.	
Donald Davies	We live with demand for more local housing. The plan seeks to address balancing the green belt with providing local housing. Since there is no viable alternative site within the settlement boundary, then proposals to use the extant rural exception site policy to provide rental properties for local people only seems a very sensible provision within the plan; such sites have been developed across the south west.	
Donald Davies	This assessment fully explains the nature of the issues relating to housing. We do not want large scale development which would destroy the character of our villages but we do need limited local provision.	
Number of comments on this part		4

Plan section		5.3 Housing demand and provision; and 5.4 Affordability and Housing need
Respondent	Comment	Additional info
Peter Coleman	It is very important and a priority to meet housing need.	
Peter Coleman	Building affordable Social housing is the priority in Pill.	
Paul Kent	This has been the most hotly contested part of the NHP by some residents. Some residents of Ham Green feel that any development will ruin the particular nature of the Chapel Pill area. Others feel that affordable housing is a crucial part of the village and a small site such as Chapel Pill provides a golden opportunity to house more people in an attractive location. People have to live somewhere and I support the Chapel Pill development for the reasons that are clearly expressed in the NHP.	
Cath	Pill is quite a deprived area and having small pockets of affordable housing is much better for the community. The community Land trust are trying to establish its first 12 home community in pleasant surrounding and hopefully if it is successful will be able to move on to a second. People move out from Bristol as a cheaper alternative but this just drives up the price and availability for local residents. Having spent 7 months trying to find a 3 bedroom property to rent in the village I can vouch for the need for more affordable rental properties so private landlords cannot get away with extortionate rents for properties.	
Jane Gibbons	Social Rental Housing: Whilst recognising the social deprivation in Pill West, I don't believe that the quantity of social rental houses required in Pill is firmly established. The 7% in 2011 of social rental housing is a small proportion of the parish population. In 2011, there were 80 vacant dwellings.	

Respondent	Comment	Additional info
	<p>However, that was 10 years ago and more recent data would be welcome for the Pill population to establish the true need for social rental housing (through the Council or a housing association)</p> <p>Affordability of Housing: There is confusion between Affordable housing and Social Rental housing. Certainly people struggle to afford the purchase of houses - I have two dependents living with me for that reason. Many people struggle with house prices and are in need of small dwellings. Much of that can be met through commercial Shared Ownership schemes and the 2016 survey supports that view as only 10 respondents would not be able to avail of those schemes. The commercial market meets the demand in the main for Affordable Housing.</p>	
Grace Family	100% support CLT in thier quest for affordable homes for local people	
Donald Davies	Part of Pill is the most deprived area by LSOA measures in the parliamentary constituency, whilst adjoining Easton in Gordano LSOA is amongst the top five least deprived, so there is significant inequality in the NP boundary. This clearly affects both housing need and affordability which the NP tries to address in its housing provision plans. One has to hope that those who oppose the housing proposals for local people do not realise that this inequality exists as their own circumstances may be much more affluent.	
Helzbelz	This survey is 5 years out of date - it is a very small sample of the 29 households in needs 15 required one bedroom accommodation which this development does not address. The income data relates to	

Respondent	Comment	Additional info
	2016, and perceived future need. Using income stats of which 30% were from young people, at the start of their working life - very few of us could afford rent at this period of our lives. This will warp and distort the figures making this survey inaccurate	
Pmcpl	The new dwellings don't make up for the impact wider socio-economic issues such as a lack of employment, deinvestment in skills and skills, high deposit requirements on mortgages and sustained buy-to-let pressure to make up for pension and employment shortfalls.	
deborah burton	I fully support the plan to build 12 affordable homes at Chapel Pill as long as they are restricted to being for local families.	
Rosaleen Thayer	I would support a small housing development of affordable homes for locals. House prices are rising fast in Pill due to proximity to Bristol. Pill has become popular because it offers a desirable 'village' environment with access to open green spaces and waterfront while allowing easy commute to Bristol.	
KJury	I agree with this. As a village resident with young children, I'm aware of how many families live within the village and how many of my peers are struggling to find suitable accommodation within the parish.	
Timothy Grice	There is a dearth of <u>affordable housing</u> in the area. We need to encourage this as the lifeblood of the community. At the same time we need to be extremely vigilant to prevent large scale commercial development which will destroy the general environment and the character of the area generally. There is no doubt that the area is being eyed up by commercial developers. I strongly agree with the	

Respondent	Comment	Additional info
	ideas around limited affordable housing for <u>locals</u> in the area. I also agree that historically the quality of recent housing development - both new build and conversion - has been dismal both terms of design and environmental and ecological sensitivity. It needs to be controlled.	
Timothy Grice	House prices and the inability of younger and less well off families to afford housing in the general area is a problem which needs to be addressed. Agree with the 71% who were in favour or a small development of affordable housing for local people.	
Number of comments on this part		14

Plan section		5.5 Neighbourhood Area housing strategy
Respondent	Comment	Additional info
Simon Talbot-Ponsonby	Scenario 3 is totally unacceptable and unsustainable, the right decision to go for Scenario 2	
Peter Coleman	I support scenario 2	
Cat	<p>Overall, this is a really good plan and I totally support it!</p> <p>If possible, I would like to see it even stronger in its protection of our natural environment, as explained below.</p> <p>Greenbelt land as close to a city as our Neighbourhood area must be retained for the life quality of all the people using it, for food production and for the protection of the whole, intricate ecosystem including plants, animals and humans. At the same time, a modest amount of additional housing could also be allowed, if and where adverse environmental impact is minimal <u>and</u> mitigated against. I strongly support the NP conclusion that Housing strategy Scenario 2 represents the maximum scale of development possible without causing significant adverse effect on our local environment.</p> <p>In my opinion, development of such size, design or location that it would cause irreversible negative effect on the ecosystem of that site should NOT be permitted within the Greenbelt!</p>	
LUCY BYRNE	It's my understanding that the revision of housing numbers needed by NSC annually may now be lower than first anticipated? It would be my hope that if it is not as high as 1,700 per year, that the	

Respondent	Comment	Additional info
	<p>numbers of housing outlined in this neighbourhood plan would also come down.</p>	
LUCY BYRNE	<p>I do not support this adjustment to 150 - 200 dwellings. The consultation stated 100 -150 and I believe this would be more than adequate to meet local demand for housing. Also as stated previously, Government housing targets are set to come down in rural areas, so the reasoning behind this increase is outdated.</p>	
Wayne Davey	<p>As I understand it the UK Government have recently (since this plan was compiled) stepped back from their expectations for how many new houses individual councils should build, moving to reduce targets in areas such as North Somerset. With this in mind wouldn't this section of the plan be better shelved for a while until new expectations are set.</p> <p>From the Guardian (Dec 2020):</p> <p>"Robert Jenrick, the housing secretary, announced on Wednesday that 20 cities would instead (of building in rural areas) be asked to build an extra 100,000 new homes in the next five years, heading off a rebellion from Conservative councillors and backbenchers"</p> <p>https://www.theguardian.com/society/2020/dec/16/brownfield-sites-prioritised-in-plan-to-build-300000-homes-a-year-in-england</p>	
AL resident	<p>In relation to green belt, I feel the nature of the development is of prime importance. A small scale development on green belt, leaving it largely untouched is not the same as a development which</p>	

Respondent	Comment	Additional info
	<p>carpets the area in houses. A binary yes/no response to development must take into account the nature and scale of the development and the disturbance to green belt that results.</p>	
<p>Dominic MacDougall</p>	<p>These representations are submitted on behalf of Persimmon Homes Severn Valley (PHSV).</p> <p>The three housing strategies outlined in the proposal seem to have no meaningful method behind their production. Scenario 1 sets out no development except for brownfield sites or sites put forward by the local Community Land Trust. Scenario 2 sets out up to 150 new dwellings and Scenario 3 sets out up 1,000 dwellings, based on one proposed development. There is a significant disparity between these scenarios with no empirical or evidential basis provided for their creation and parameter.</p> <p>These scenarios also hold little weight, as North Somerset Council has already failed to provide a 5 year housing land year supply, in which case the presumption in favour of sustainable development should be applied.</p> <p>Moreover, in the absence of an agreed local authority wide strategic housing policy on dwelling numbers we propose that the Neighbourhood Plan itself is premature. While the Neighbourhood Plan states that it is willing to be reviewed after North Somerset’s spatial framework is published in 2023, this suggests that the Plan itself is premature. If the Neighbourhood Plan is to be reviewed in 2 years, would it not be a better use of time and resources to wait until then before consulting on a neighbourhood plan? This would ensure that the Neighbourhood Plan group would be fully aware of the spatial framework for North Somerset which would help shape the Neighbourhood Plan.</p> <p>In its current form the Company cannot foresee how this Neighbourhood Plan can possibly be found sound given its approach to housing numbers has absolutely no substance.</p> <p>We would appreciate being kept informed of any future consultations on the Neighbourhood Plan</p>	

Respondent	Comment	Additional info
	and being invited to any public hearings as part of its examination.	
Paul Kent	I strongly support Scenario 2 and would go further in that if further development areas are required consideration to the Plummers Hill site should be given after all other infill developments have been exhausted.	
Noel Ayling	I agree that Scenario 2 as described above would be my preferred future housing development framework.	
Jane Gibbons	5.5 Scenario 2: This is the most sensible approach for new housing in the area. It creates the least amount of detrimental impact on the traffic and environment. The mix of housing required will be led by the market but I would assume smaller houses and that this will need to include some carefully selected green belt areas that are close to village amenities such as shops, surgery, school, bus stops etc. However brown belt development should always be the primary choice.	
Grace Family	<p>Scenario 2 is a sensible option.</p> <p>Too many residents have their heads in the sand and only want 'no change'</p> <p>Everybody needs to step up to address housing supply and affordability issues</p>	
Martin Walker	I am a resident of Abbots Leigh and on the Parish Council - but this response to the proposed	

Respondent	Comment	Additional info
	<p>neighbourhood plan is in my private capacity.</p> <p>I am very much in support of the plan as it stands but wanted to highlight a three areas I see of particular importance.</p> <p>First is the traffic issue which is interlinked with major housing developments. It is already clear that the A369 is running at or beyond capacity and the prospect of significant new housing in Pill will only exacerbate that.</p>	
Donald Davies	<p>Fully support scenario 2, to be a sustainable community we need to provide for local need. The ability to live here for local people should not be entirely dictated by price.</p>	
PA369	<p>5.5</p> <p>Regarding the statement, "updating the Pill Settlement boundary to include the housing built on and around the former Ham Green Hospital site, and reconsideration of the Green Belt and its boundaries"</p> <p>From the North Somerset Council web site I believe the council owns a large plot of green belt land adjacent to St Katherine's School that links up with the track leading to Chapel Pill Lane and Hart Close. I presume this land was set aside for future school expansion, if so and under normal circumstances will the school ever require all or any of this land?</p> <p>In recent years St Katherine's has had excess capacity and figures taken from the latest North</p>	

Respondent	Comment	Additional info
	<p>Somerset pupil projections 2020-2026 issued in October 2020 predict the following: From the 1,050 net capacity places there would be a requirement for 1,029 pupils in 2026, so an excess of 21 spaces.</p> <p>https://www.n-somerset.gov.uk/sites/default/files/2020-10/Pupil%20Projections%20for%20North%20Somerset%20schools%202020-2024.pdf</p> <p>If an unplanned development, such as Pill Green for 1,000 new dwellings gets the go ahead through an appeal based on North Somerset Council not having a 5-year housing land supply, then from the above projections the excess capacity of 21 will quickly be used up with a requirement for many more spaces.</p> <p>Worth noting that the Sustainability Appraisal within the 2018 Pill Green representations paper on page 32 lists a now out-dated prediction of secondary level for 2015-2021, which highlights empty spaces with a decreasing trend at St Katherine's; hence Gallagher's only proposal was for a new 2-form entry primary school.</p> <p>Consequently, if there are no constraints on that land and because the Neighbourhood Plan doesn't support any large-scale developments, consideration should be given to include that land in the new expanded Pill settlement boundary for new housing and school expansion.</p> <p>An enlarged settlement boundary could then include the former Ham Green Hospital site, St Katherine's School, the council owned land and the land beyond St. Katherine's School referenced in 5.6 below which fronts Pill Road and therefore allows for a second road entry, which could link up with Hart Close. All being sustainable land, adjacent to each other and just 1.3km from many of the services in Pill.</p> <p>Consequently, if just a small area of land was required to be set aside for school expansion so to support the NP proposed growth patterns of between 150-200 new dwellings by 2038, then using</p>	

Respondent	Comment	Additional info
	<p>the remaining tax-payers land for housing would not only result in an unexpected cash injection into our council's accounts but also add weight against an appeal for an additional large scale development of 1,000 new dwellings.</p>	
Sue	<p>I fully support scenario 2</p>	
Rachel Harvey	<p>I agree that scenario 2 is the one that balances the need for affordable housing best with the need to protect the greenbelt and the natural environment around Pill & EIG and Abbots Leigh.</p>	
C Taylor	<p>The Guides were very vocal in thinking the village doesn't need any more houses- more houses would spoil the feel of the village and would encroach on the green spaces and spoil the environment. That of course may change if they want to buy a house in the village in the future. I asked how many wanted to live in the village when they were older and opinion was split, some wanting to stay and others saying that would depend on where they had a job/who they wanted to live with.</p>	
Pmcpl	<p>Other more suitable areas that will not hinder the natural environment, closer to the centre of Pill are available.</p> <p>Dwellings so near to the the lake will have a detrimental impact on the local wildlife and environment that brings much to the wellbeing of residents and the area.</p>	

Respondent	Comment	Additional info
David WILLINGTON Gillespie	<p>As a resident living in the Neighbourhood Plan Area and as the owner of a business within the NPA (Abbots Leigh Manor Nursing Home) it's my opinion that Scenario 2 (medium growth) is the most appropriate way forward for our community. I think a major development of 1000 new homes in the NPA would be a disaster; the A369 couldn't cope with the extra traffic and we don't have the local services to support such a large influx of new residents. However, some new housing in our area is undoubtedly needed. If home ownership in Abbots Leigh and Pill & Easton-in-Gordano stands at 89% and 76% respectively then this is significantly higher than the average across England which is just 64% (Ministry of Housing, Communities and Local Government, English Housing Survey 2017-18) so there's a clear need for more housing in the NPA that's available through other types of tenure such as private rental, social housing and shared ownership. Such housing would probably attract working age individuals and families who could work in the various local businesses in the NPA. This would likely reduce car commutes and increase walking and cycling.</p> <p>Presumably 150-200 new homes would make a worthwhile contribution to North Somerset's the need for housing over the next 15 years and if arranged in small clusters and, where possible, on brownfield sites then these developments would have minimal impact on the Green Belt. It also seems likely that the needs of 150-200 new homes could be supported by existing local services and infrastructure.</p>	
KJury	I favour scenario two, with scenario one as a close second.	
Grace Chadwick- Ryan	<p>some young peoples views from Pill Youth Club.</p> <p>"we need more affordable house's but i don't know where.</p> <p>"Brookside field is in a residential area so that might make sense" "its also not used by anyone now</p>	

Respondent	Comment	Additional info
	<p>so that would make perfect sense"</p> <p>"and Brookside field is in disrepute"</p>	
<p>Baywood Developments Ltd</p>	<p>(All images quoted in this representation can be seen in the separate attached documents) We write on behalf of our client, Baywood Developments Ltd, in connection with the above consultation. Our client has interests at Land to the North of Harris Lane, Abbots Leigh, BS8 3RZ, as shown in Figure 1 below, which is being promoted through North Somerset Council's Call for Sites and emerging Local Plan 2038 for residential development.</p> <p>These representations cover two key areas of the Neighbourhood Plan (NP). Firstly, we set out why the basic conditions have not been met. Secondly, given the latter, we recommend that Land off Harris Lane, Abbots Leigh, is allocated for a residential development of circa 10 dwellings as part of a number of measures that are required for the NP to meet the basic conditions tests.</p> <p>The Basic Conditions</p> <p>We welcome the principle of a NP for the area as a positive opportunity to engage with the local community and understand aspirations around delivery of growth and sustainability. However, we do have concerns that the emerging NP as currently drafted does not meet the basic conditions as set out within paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990. Specifically, we consider that the following basic conditions have not been demonstrated to have been met</p> <ul style="list-style-type: none"> • Basic Condition A: Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan). • Basic Condition D: The making of the order (or neighbourhood plan) contributes to the achievement of sustainable development.: 	<p>Baywood 2 Abbots Leigh Scoping Study Low Res.pdf</p> <p>Baywood 3 Abbots Leigh Development Concept.pdf</p> <p>Baywood 1 Abbots Leigh NP Reps March 2021.pdf</p>

Respondent	Comment	Additional info
	<ul style="list-style-type: none"> • Basic Condition E: The making of the order (or neighbourhood plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area) <p>Our justification for the position set out above is set out in detail below: Regard to national policies and guidance (Basic Condition A) Paragraph 069 (reference ID: 41-069-20140306) of the Planning Practice Guidance (PPG) states that a neighbourhood plan or Order must not constrain the delivery of important national policy objectives as set out in the National Planning Policy Framework (NPPF). One of the important NPPF objectives is to significantly boost the supply of housing as set out within paragraph 59 replicated below: “To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.” In the case of this NP area, the above objective needs to be balanced with the aims and objectives of Green Belt protection (NPPF paragraph 134). Changes to the existing Green Belt to allow for development which would otherwise be inappropriate should only be agreed through the plan-making process, as opposed to through the consideration of specific planning applications (NPPF paragraph 36). In considering housing need, the NP is evidenced by the Housing Topic Paper. This Topic Paper sets out three potential growth scenarios, summarised as follows:</p> <ul style="list-style-type: none"> • Scenario 1: Minimal Growth: no development except for brown field sites or Green Belt exception development such as that which might be put forward by the local Community Land Trust. • Scenario 2: Modest growth: Up to 150 new dwellings either within existing settlements or adjacent to boundaries – not as a single development but as a few small clusters (6-10 small sites of 15-20 dwellings), complementing and fitting in with existing housing. Sites would 	

Respondent	Comment	Additional info
	<p>be adjacent to existing housing with access to local roads but no direct access to the A369, would preserve local walking and cycling routes and offer access to local shops and facilities</p> <ul style="list-style-type: none"> Scenario 3 Major growth Proposals have been made for for 'Pill Green' 1 - a 70 acre 1,000 dwelling development in the Green Belt. <p>The Housing Topic Paper concludes that Scenario 2 is the only option which will not compromise the strategic objectives of the NP. However, despite this conclusion, the draft NP currently only includes two policies for the allocation of housing sites, Policy HO1 (a Brownfield site) and Policy HO2 (a Green Belt exception site) which would deliver a total of around 40 dwellings. The NP does not include any further policies to support any wider housing delivery i.e. up to the 150 dwellings identified under preferred Scenario 2. The draft NP policies are likely to deliver Scenario 1, but given the provisions of the NPPF, and paragraph 136 in particular, it is not clear at all how the policies will deliver Scenario 2.</p> <p>If the NP policies are only able to deliver Scenario 1, we consider that the delivery of the NPPF paragraph 59 objectives would be constrained. This is evidenced by the Topic Paper's conclusions which makes the following statement about the NPs strategic objectives which are very similarly aligned to NPPF paragraph 59:</p> <p>"Scenario 1 fails to meet the first strategic objective of this Plan - to contribute to addressing North Somerset housing demand and meeting local housing need through a mix of tenure, size and affordability."</p> <p>In conclusion, the draft NP policies for housing currently do not have regard to the NPPF policies and guidance because they potentially constrain the delivery of important national policy objectives to significantly boost the supply of housing.</p> <p>In order to address the above and ensure appropriate regard is had to national policies and guidance, significant issues in relation to determining an up-to-date housing need for the NP area would need to be addressed (this is explained in detail below). In the event that Scenario 2 was still found to be the preferred option, the basic conditions statement would need to explain how the NP policies will not constrain national objectives by containing sufficient provisions to deliver upon the preferred strategy.</p>	

Respondent	Comment	Additional info
	<p>Contribution towards sustainable development (Basic Condition D) PPG paragraph 072 (Reference ID: 41-072-20190509) states as follows: “A qualifying body should demonstrate how its plan or Order will contribute to improvements in environmental, economic and social conditions or that consideration has been given to how any potential adverse effects arising from the proposals may be prevented, reduced or offset (referred to as mitigation measures).</p> <p>In order to demonstrate that a draft neighbourhood plan or Order contributes to sustainable development, sufficient and proportionate evidence should be presented on how the draft neighbourhood plan or Order guides development to sustainable solutions.” We consider that the draft NP fails to meet this basic condition test because there is currently insufficient and underproportioned evidence to demonstrate how development is guided to a sustainable solution in terms of housing growth and delivery.</p> <p>Specifically, the NP relies upon a housing need survey carried out in 2016 to determine affordable housing need in the NP area. North Somerset Core Strategy Policy CS17 states that rural exception sites must be evidenced by an “up-to-date” housing needs assessment. There is no national or local definition within North Somerset for the term up-to-date, although nearby local authorities in Somerset West and Taunton Council and Sedgemoor District Council suggest within respective SPDs that housing needs assessments should be updated every 3-5 years. It is noted that Local Plans are required to be updated every 5 years (NPPF paragraph 33).</p> <p>The consultation statement and section 5 of the NP suggests that North Somerset Council has advised that the 2016 assessment is sufficient to be relied upon but there is no evidence to support this advice which would appear to run counter to NPPF guidance for plan-making and evidence base, and indeed common sense which would indicate that there is a likelihood that the affordable housing need may have indeed changed in the last 5 years and needs to be re-tested. It is not clear why the three scenarios set out in the Housing Topic Paper have been assessed in lieu</p>	

Respondent	Comment	Additional info
	<p>of any alternatives. The starting point for delivering sustainable solutions to housing delivery should be the most up-to-date local housing need evidence. North Somerset Council should provide a local housing figure however, it appears from paragraph 5.6 of the Housing Topic Paper that no such figure has been provided. The PPG advises as follows:</p> <p>Housing requirement figures for neighbourhood plan areas are not binding as neighbourhood planning groups are not required to plan for housing. However, there is an expectation that housing requirement figures will be set in strategic policies, or an indicative figure provided on request. Where the figure is set in strategic policies, this figure will not need retesting at examination of the neighbourhood plan. Where it is set as an indicative figure, it will need to be tested at examination.” (Paragraph 104, Reference ID: 41-104-20190509)</p> <p>PPG paragraph 105 (Reference ID: 41-105-20190509) makes it clear that where no housing figure is provided by the local planning authority, as in this case, NP Groups can determine a strategic housing figure which must then be tested at NP Examination.</p> <p>Finally, PPG paragraph 103 advises the following:</p> <p>Where neighbourhood planning bodies have decided to make provision for housing in their plan, the housing requirement figure and its origin are expected to be set out in the neighbourhood plan as a basis for their housing policies and any allocations that they wish to make.</p> <p>Neighbourhood planning bodies are encouraged to plan to meet their housing requirement, and where possible to exceed it. A sustainable choice of sites to accommodate housing will provide flexibility if circumstances change, and allows plans to remain up to date over a longer time scale. Any neighbourhood plan policies on the size or type of housing required will need to be informed by the evidence prepared to support relevant strategic policies, supplemented where necessary by locally-produced information.</p> <p>When strategic housing policies are being updated, neighbourhood planning bodies may wish to consider whether it is an appropriate time to review and update their neighbourhood plan as well. This should be in light of the local planning authority’s reasons for updating, and any up-to-date</p>	

Respondent	Comment	Additional info
	<p>evidence that has become available which may affect the continuing relevance of the policies set out in the neighbourhood plan. (Paragraph: 103 Reference ID: 41-103-20190509).</p> <p>Taking into account the PPG advice, we consider that the origins of a strategic housing requirement has not been evidenced. It is not clear how the three growth scenarios in the Topic Paper have been derived, if they represent sustainable solutions for economic and social conditions or if there are alternatives which would better meet these objectives. The NP Group needs to work together with the local planning authority and stakeholders to objectively assess the strategic housing need, evidence an indicative figure and adequately plan for the future needs of the area.</p> <p>In addition, the three scenarios and the potential housing sites put forward do not appear to have been assessed in an objective way. There is commentary provided in the Housing Topic Paper and the NP Section 5. However we would expect an objective assessment to set out clear and justified criteria aligned with the sustainability objectives of the NPPF and for scenarios and potential housing sites to be “scored” to achieve objective weighting and ultimately, a robust evidence base for the subsequent NP policies put forward.</p> <p>General conformity with the strategic policies contained in the development plan (Basic Conditions Test E)</p> <p>The draft NP must be tested against the adopted Development Plan which comprises the North Somerset Core Strategy and Site Allocations Plan. Bringing forward a NP ahead of an emerging plan is not precluded, however the PPG offers the following advice:</p> <p>“Although a draft neighbourhood plan or Order is not tested against the policies in an emerging local plan the reasoning and evidence informing the local plan process is likely to be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested. For example, up-to-date housing need evidence is relevant to the question of whether a housing supply</p>	

Respondent	Comment	Additional info
	<p>policy in a neighbourhood plan or Order contributes to the achievement of sustainable development. Where a neighbourhood plan is brought forward before an up-to-date local plan is in place the qualifying body and the local planning authority should discuss and aim to agree the relationship between policies in:</p> <ul style="list-style-type: none"> • the emerging neighbourhood plan • the emerging local plan (or spatial development strategy) • the adopted development plan <p>The local planning authority should work with the qualifying body so that complementary neighbourhood and local plan policies are produced. It is important to minimise any conflicts between policies in the neighbourhood plan and those in the emerging local plan, including housing supply policies.</p> <p>Neighbourhood plans should consider providing indicative delivery timetables, and allocating reserve sites to ensure that emerging evidence of housing need is addressed.” (Paragraph: 009 Reference ID: 41-009-20190509)</p> <p>There is limited evidence of any consideration being given to the emerging North Somerset Local Plan. Acknowledgement of the consultation documents is made in the Housing Topic Paper but there is no detailed analysis of its contents and direction of travel. Consultation forums with North Somerset Council are documented in the Consultation Statement however there is no mention of a housing delivery forum or strategic advice in relation to adopted and/or emerging housing requirements. No mention is made of the evidence base available as part of the emerging Local Plan, for example, the Strategic Housing Land Availability - Interim Report published by North Somerset Council in November 2020.</p> <p>The lack within the draft NP of an objectively assessed strategic housing figure for testing at Examination combined with the proposed plan period up to 2026 means that there is potentially a very limited “shelf-life” for any adopted NP which will be soon superseded by conflicting strategic</p>	

Respondent	Comment	Additional info
	<p>policies in the emerging Local Plan (which will increase annual housing delivery from 1049 per annum under the adopted Core Strategy to 1,365 per annum under the Government’s standard housing methodology). This approach runs counter to the PPG advice cited above and the following approach encouraged: “Neighbourhood planning provides the opportunity for communities to set out a positive vision for how they want their community to develop over the next 10, 15, 20 years in ways that meet identified local need and make sense for local people.” (Paragraph: 003 Reference ID: 41-003-20190509)</p> <p>Allocation of Land off Harris Lane, Abbots Leigh As described above, the NP advocates a growth strategy of 150 dwellings, but only proposes the allocation of 40 dwellings at two sites, (Policies HO1 and HO2). The NP refers to relying on windfall developments to make up the balance of the requirement and that sites should come forward as parts a Community Land Trust (CLT) arrangement. Reliance upon windfall is not an appropriate mechanism to deliver housing for three reasons. Firstly, historic windfall delivery rates are very low and these past rates do not indicate that the housing requirement would be met. Secondly, the Green Belt washes over the majority of the NP area that significantly reduces the prospects of such sites coming forward. Thirdly, the insistence upon sites coming forward as part of a CLT arrangement further reduces the prospects of sufficient housing sites being delivered. We understand that since 2016, when the CLT was formed, it has only (very recently) resulted in one small site being identified. Paragraph 70 of the NPPF states that reliance upon windfall can only be given where there is “compelling evidence that they will form a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends”. For the above three reasons and given the past trends, it is clear that windfall is not a reliable source of supply.</p>	

Respondent	Comment	Additional info
	<p>In order to meet the housing requirement for the area, required by Basic Condition A, the NP should a) allocate more sites for development under its housing delivery policies, or b) the NP should contain a positively worded new policy that sets out the circumstances in which development sites can come forward. Such a policy should be without the constraint of the CLT arrangement and define what form of development would be 'appropriate' within Green Belt areas.</p> <p>Guidance for additional NP allocations is also provided in the NPPG1 that states "Neighbourhood plans should consider providing indicative delivery timetables, and allocating reserve sites to ensure that emerging evidence of housing need is addressed. This can help minimise potential conflicts and ensure that policies in the neighbourhood plan are not overridden by a new local plan".</p> <p>In support of the proposed allocation of Land off Harris Lane, Abbots Leigh, Baywood Developments Ltd has carried out the enclosed Development Concept assessment, prepared by Willmore Iles Architects, which provides an analysis of the site and its constraints and opportunities. This analysis has been informed by the enclosed Landscape and Visual Scoping Study undertaken by LUC Landscape Architects.</p> <p>Drawing upon the Landscape Character Assessment, the Development Concept assessment show how two key local views across the site are retained that naturally defines an appropriate development area within the centre of the site, shown at Figure 2 below. (see attached document)</p> <p>s shown in Figure 2, the development of the site provides an opportunity for a new off highway pedestrian route that links the west side of the settlement with the historic village core and services. The existing pavement adjacent to the A369 is an oppressive route for pedestrians given the nature of traffic in this location.</p> <p>Finally, Figure 3 shows a concept layout for 10 dwellings.</p> <p>Conclusions</p> <p>The principle of a NP for the area is a positive opportunity to engage with the local community and understand aspirations around delivery of growth and sustainability. However, we do have concerns that the emerging NP as currently drafted does not meet the basic conditions A, D and E as set out</p>	

Respondent	Comment	Additional info
	<p>within paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990.</p> <p>Basic Condition A has not been met as the draft NP policies for housing currently do not have regard to the NPPF policies and guidance because they potentially constrain the delivery of important national policy objectives to significantly boost the supply of housing.</p> <p>Basic Condition D has not been met as there is currently insufficient and underproportioned evidence to demonstrate how development is guided to a sustainable solution in terms of housing growth and delivery.</p> <p>Basic Condition E has not been met as there is limited evidence of any consideration being given to the emerging North Somerset Local Plan or any objectively assessed strategic housing figure for testing at Examination. The “shelf-life” for any adopted NP is therefore limited contrary to the NPPG advice in this regard.</p> <p>The NP should be amended to address these identified deficiencies. In order to meet the housing requirement for the area, required by Basic Condition A, the NP should allocate Land off Harris Lane, Abbots Leigh for a residential development of circa 10 dwellings as supported by the enclosed Development Concept assessment and Landscape and Visual Scoping Study.</p> <p>We trust that the examiner will take these representations, submitted on behalf of Baywood Developments Ltd, into account when considering if the NP meets the required basic conditions.</p>	
Number of comments on this part	23	

Plan section	5.6 Proposals 2020-2026
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Respondent	Comment	Additional info
Simon Talbot-Ponsonby	Support both proposals for development sites in Ham Green	
Peter Coleman	I support these two proposals	
Bob L	I am fully supportive of both the Chapel Pill and Orchard View proposals	
LUCY BYRNE	<p>The Orchard view development plans sound excellent. Using a brown field site for much needed housing (both affordable and for rent on the open market) and provision of a care home which by providing housing to residents of North Somerset would then in turn 'free up' some housing stock and reduce isolation for elderly living in family homes on their own. It would also provide some employment and potentially a local cafe or Bakery / small shop could be part of the same development? I hope work can begin on this as soon as possible.</p> <p>The Chapel Pill Lane development seems a shame to rush through before 2026 as it's such a tranquil rural site & there are many sites around the Pill settlement and some within the settlement boundary which would be more <i>ideally</i> suited for development.</p> <p>It is my hope that with the approval of this Neighbourhood plan 'Hope value' on some areas of land would be greatly diminished. As such land owners (who previously would not sell to the Community Land Trust) would be more willing to consider selling to the CLT or other smaller Development companies to build small developments (15-20 homes).</p>	

Respondent	Comment	Additional info
	<p>I am not completely opposed to the Chapel Pill development however. It is great that the plan has made allocation for <i>affordable</i> housing as there is a greater need for this type of housing in Pill than for more expensive homes and that designs that are sensitive to the environment have been drawn up.</p> <p>One such site that would be far more suitable, as it would be in the centre of the Village (so little need for residents to have a car) is land at Christchurch (in the centre of the village) Ministers are currently looking into the possibilities of developing Church land & the building it's self for a new place for multi-faith use with a hall for community events and provision for affordable housing (in line with the recent statement from the Arch Bishop of Canterbury about using Church land and buildings to help meet housing needs). These ideas were not far enough along to be considered in the Neighbourhood plan, but would in my opinion be far better to pursue as soon as possible.</p>	
KC	<p>We would like to object to the proposed housing development at Chapel Pill Lane. We live on Chapel Pill Lane. The single track lane is already busy enough and since the start of coronavirus we have seen a huge increase in the number of pedestrians, cyclists and dog walkers using the lane over the last year and we feel that an increase in cars to this single track road would be dangerous to those using the lane. I am one of those that walk up and down the lane twice a day with my young son and dog and I have nearly been taken out numerous times by cars using the lane at the moment. By adding another 30 cars plus visitors is only going to make this situation much much worse.</p> <p>We also feel that this proposed development would have a detrimental impact on the beautiful landscape and the vast array of wildlife including bats which we believe nest in the nearby wooded areas. Having moved to the village 5 years ago, we chose to move here because there was less sound pollution here than in other houses we looked at in Easton in Gordano and we fear that the additional traffic will not only increase noise pollution but will also potentially disturb vulnerable wildlife populations that seek refuge on these important wildlife corridors. Building on the small sections of green belt land for which local residents and wildlife use frequently seems absurd when our</p>	

Respondent	Comment	Additional info
	community is scattered with brown field sites that are derelict and could be put to better use.	
Graham Hopkins	<p>I wholeheartedly approve of the proposed site at Chapel Pill Lane for affordable housing.</p> <p>This type of housing is in huge demand in the village and this development would change the lives of 15 families.</p>	
Jane Gibbons	<p>The Land Trust refers to potential sites in Abbots Leigh. However, as there is no social rental need established for Abbots Leigh, I am concerned that it already refers to future expansion of its plans '<i>the Land Trust recommended that Abbots Leigh was not a priority for its first development</i>'.</p>	
Grace Family	<p>Orchard View has been an eyesore for 20+ years.</p> <p>New owner needs to progress plans to develop as the site has been subject to fires, anti-social behaviour, alleged drug use, vermin, and is poorly protected to stop trespassing with potential H&S issues</p>	
Martin Walker	<p>Second is the potential for serious encroachment into the greenbelt of new housing which would be very detrimental to the public's appreciation of the natural beauty locally.</p>	

Respondent	Comment	Additional info
Donald Davies	Fully support this approach, led by both the evidence and collective knowledge of the communities.	
PA369	<p>5.6</p> <p>Regarding the statements "Land beyond St. Katherine's School was thought to be both Green Belt and too far from existing services" whereas the Chapel Pill Lane site "was well located".</p> <p>When comparing those two sites together they are both in the Green Belt and approximately the same distance from the Pill Post Office when walking via street lighted pavements.</p> <p>One has paved street lighting for it's entire route of 1.2km and is within 50-metres of an X4 bus stop and 500m of an X3 service; while the other is 1.1km via paved street lighting and approximately 650 metres away from an X4 bus stop.</p> <p>For that reason shouldn't the land beyond St. Katherine's school be re-considered when extending the Pill settlement boundary, especially as some of the most recent granted planning applications for new dwellings in the parishes were at Rectory Road and opposite The Rudleigh Inn. Those being sited 1.7 & 1.9 km from the Pill Post Office and were therefore deemed sustainable sites by the planning officer.</p> <p>Please refer to my response in 5.5, as this land is adjacent to council owned land.</p>	
Sue	I fully support both the Chapel Pill and the Orchard View proposed developments.	

Respondent	Comment	Additional info
Rachel Harvey	<p>The Orchard View brown field site is ripe for redevelopment and it is great that this is now imminent. I thoroughly support this scheme.</p> <p>I worry about the environment impact of developing houses on the Chapel Pill Lane site, but absolutely support the need for social housing within Pill & EIG and Abbots Leigh.</p> <p>I hope that the sites at Abbots Leigh will be investigated going forward and that the village will contribute towards the goal of providing a 150 - 200 homes by 2038 and not leave Pill and EIG to bear the brunt of all the development.</p>	
Helzbelz	<p>The Orchard View site is better situated for access to village amenities, within walking distance not requiring a car, has minimal impact on wildlife and does not encroach on pristine greenbelt land. Is this a cost issue? Where the owner of Orchard View is asking a higher price than Chapel Pill or the development costs are higher of brown field sites are more costly.</p> <p>Is this just the cheapest option - yes to the developer - but at future cost to the Community</p>	
Gerry Hunt	<p>All the above parts of section 5 contribute a comprehensive and clear background and perspective relating to housing need in the area covered by the plan.</p>	

Respondent	Comment	Additional info
KJury	I am in favour of these proposals. I believe they will be done sensitively and will benefit local families greatly.	
Timothy Grice	Agree with this analysis	
Timothy Grice	This is a clear and logical conclusion. Strongly support.	
Brinkgreen Ltd	<p>Comments submitted in attached letter (copied below)</p> <p>We have reviewed the Neighbourhood Plan (NP) and would like to make the following representations on behalf of our client Brinkgreen Ltd who own 4 acres (1.6 hectares) of land at Glen Farm, Sandy Lane Abbots Leigh.</p> <p>At 5.2 the draft neighbourhood plan identifies that between 2007 and 2017 only 5 new dwellings have been built within Abbots Leigh Village. The NP identifies that expansion by development outside but adjacent to the settlement boundaries of the villages came via a further 5 dwellings.</p> <p><u>Comment: Very little housing has been built in Abbots Leigh and a positive approach should be taken to delivering more housing.</u></p> <p>At para 5.3 the draft NP identifies that there is strong housing demand throughout the NP area.</p> <p><u>Comment: The NP acknowledges that Abbots Leigh has the 'strongest links to Bristol' and therefore it is disappointing that the NP does not identify any housing solutions for Abbots Leigh village and a need to provide new market and affordable housing, which is ever more paramount in view of the</u></p>	210315 Abbots Leigh NP Reps Brinkgreen bndr.pdf

Respondent	Comment	Additional info
	<p><u>national housing shortage and absence of a five-year housing land supply in North Somerset.</u></p> <p>At para 5.4 the paper reviews affordable housing need for Pill and Easton but fails to review need for (or make provision for) Abbots Leigh village.</p> <p><u>Comment: This would indicate that the NP is unsound because it fails to consider all options for the village with the best links to Bristol.</u></p> <p>Para 5.5 reviews the Housing Strategy for Abbots Leigh, Easton, and Pill. This explains that the NP tested 3 housing scenarios:</p> <ul style="list-style-type: none"> • Minimal growth - retaining tight control of new development, maintaining the Green Belt and accepting only 'exceptional' new projects. • 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. • Major growth - development of up to 1000 dwellings making a major contribution to North Somerset housing supply. The proposed development known as 'Pill Green' was used to test this scenario. <p>Scenario 2 was the most favoured option (60% of respondents) and refers to a development of up to 150 dwellings in small clusters of housing of around 15-20 dwellings adjacent to existing settlements in North Somerset.</p> <p><u>Comment: The NP fails to deliver any housing for Abbots Leigh in line with this recommendation.</u></p> <p>At para 5.6 the NP offers a solution to provide a total of 12 houses through infilling within the settlement boundary for Pill and residential gain through adaptation of conversion of agricultural</p>	

Respondent	Comment	Additional info
	<p>buildings in Abbots Leigh under paragraph DM45.</p> <p><u>Comment: It is our view that the NP is overly negative regarding development opportunities within Abbots Leigh Village and there are further opportunities that should have been explored through the provisions of the NPPF paragraph 145 e-g.</u></p> <p>There is potential of residential gain from the following sources as set out below:</p> <p>Infilling within Abbots Leigh Village</p> <p><i>Paragraph 145(e) allows for limited infilling in villages in the Green Belt.</i></p> <p>The NP fails to refer to the potential for growth in Abbots Leigh village under NPPF paragraphs as set out above.</p> <p>The case for infilling is particularly relevant in Abbots Leigh were there are several gaps in built frontages that could be used for new housing without expanding into the countryside or Green Belt around the village.</p> <p>The failing of the NP is that it references Local Plan policies which are not in sync with the NPPF or the <i>Julian Wood v SSCLG & Gravesham BC 2015</i> High Court ruling.</p> <p>A recent appeal decision for 5 no. houses on land outside the nearby village of Long Ashton^[1] established that up to 5 houses can be built on land that is outside the settlement boundary but inside the village as it appears ‘on the ground’.</p> <p>The Inspector in that case explained that policy CS6:</p> <p><i>‘does not appear to be directly relevant to the considerations of infill development with the present</i></p>	

Respondent	Comment	Additional info
	<p><i>proposal.'</i></p> <p>The NP also relies on Policy DM12 of the North Somerset Council Development Management Policies Sites and Policies Plan Part 1 (July 2016) (the DMP Part 1). DM12 sets out the approach to development within the Green Belt and states that limited infilling and redevelopment will not be regarded as inappropriate within those villages washed over by Green Belt but have retained their settlement boundaries. The Inspector at the Long Ashton Builders Yard appeal confirmed that:</p> <p><i>“The appeal site lies beyond the defined settlement boundary of Long Ashton and therefore the proposal would not accord with the definition of limited infill within a settlement boundary village under Policy DM12 of the DMP Part 1. However, in accordance with the approach in Julian Wood v SSCLG & Gravesham BC 2015 it is also necessary to assess the situation on the ground in terms of whether the scheme would meet the Framework policy of being limited infilling in a village. I do not consider that Policy DM12 of the DMP Part 1 precludes this analysis and potentially the finding that a scheme would meet with the exception under paragraph 145e of the Framework.”</i></p> <p><u>Comment: The Neighbourhood Plan sets out four policies for housing building at paragraph 5.8 of the NP. These policies do not allow for any infilling within Abbots Leigh village (only within Pill Settlement Boundary) and the NP is therefore unsound in our view. It is evident that there is potential for infilling on the many gaps within the village of Abbots Leigh which is precluded by HO4.</u></p> <p>Limited Affordable Housing for Community Needs</p> <p><i>Policy 145 f) of the NPPF states that limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites) is an appropriate form of development in the Green Belt.</i></p> <p><u>Comment: This opportunity for delivering affordable housing development in and around the village of Abbots Leigh is precluded by the NP which is therefore unsound for this reason.</u></p>	

Respondent	Comment	Additional info
	<p>Redevelopment of previously developed land in the Green Belt</p> <p><i>NPPF Policy 145(g) allows limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would: – not have a greater impact on the openness of the Green Belt than the existing development; or – not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.</i></p> <p><u>Comment: The policies set out in the NP do not allow for this form of development which would deliver housing in and around the villages. It is therefore unsound.</u></p> <p>Site Specific Representations</p> <p><u>Comment: The land at Sandy Lane set out below would be suitable for the provision of infilling in accordance with paragraph 145 e or for affordable housing (145f) as set out in the NPPE.</u></p> <p>_We attach to this submission a site plan showing how this land which is adjacent to the village of Abbots Leigh could deliver 30 no. new market and affordable dwellings to meet some of the supply issues locally.</p> <p>_Figure 1: Site plan showing available land adjoining Glen farm Sandy Lane Abbots leigh</p> <p>[1] Appeal Decision February 2021 APP/D0121/W/20/3253758 Builders Yard, Weston Road, Long Ashton BS41 9BJ</p>	
Number of comments on this part	19	

Plan section		5.7 Improvement Area 1 Orchard View	
Respondent	Comment	Additional info	
LUCY BYRNE	As said before, This is excellent news! I fully support this & hope that the developers will be encouraged to make maximum use of the site with 3 or 4 storey development in keeping with the adjacent flats.		
Wayne Davey	Yes, this makes sense as the area is a mess right now. I love the idea of a small cafe opening on the site to serve locals, workers at Eden Park, and cyclists/walkers		
Paul Kent	This is a most welcome and imaginative proposal which would provide decent care facilities for the elderly, job opportunities for local people and staff accommodation. It would also enhance the present appearance of the whole area.		
Noel Ayling	This site is badly dilapidated and the neighbourhood would greatly benefit from its complete re-development. Part of it recently suffered fire damage and it presents a hazard to local young people.		
Sue Tuckwell	I am in favour of development of Orchard View as described above. It would seem to add value in many ways both to the provision of care, but also employment and enhancement of Eden Park facilities. Currently the site is an eyesore and does nothing but take from everything else in this area.		

Respondent	Comment	Additional info
Sue Tuckwell	This development is really urgent , partly because of the exisiting state of the derelict site, but more because of the new provision this could provide for care, and employment opportunities.	
Citizen	I feel this needs to be expedited as this would provide the affordable housing needed within the village and hopefully prevent the need to develop on green belt land at present it is an eye sore and magnet for vandals it has been set alight on numerous occasions and lightly to cause someone’s death if left in this condition	
Trees	This area should be developed it is an absolute shambles. Those poor people living in the care home having that on their doorstep and of course the people living in the flats. I'm pretty sure I have seen travellers up there or someone living there at some point. Please develop this area rather than Chapel Pill Lane, Any development should ensure the quieteness is maintained around that area with out too much social places as this will attract kids hanging around. There are enough places where they do that in Pill already causing disturbances.	
Jane Gibbons	<p>5.6 Proposals. This states that Orchard View is a brownfield site.</p> <p>ORCHARD VIEW: <i>a 3-acre brownfield site at Perrett Way in Ham Green for a mixed development of around thirty (30) mixed tenure housing comprising both market and affordable housing, together with a sixty-bed care home.</i></p> <p>Yet 5.7 Improvement Area 1 states '<i>The site is in the Green Belt and outside the (now outdated) Pill Settlement boundary.</i>'</p> <p>Please clarify which is true. If it site is a mixture of both Brown and Green then which elements of the</p>	

Respondent	Comment	Additional info
	<p>proposal are Brown and which are Green? - this has a bearing on which I would support.</p> <p>I am broadly supportive of Improvement Area 1 because the Neighbourhood Plan states that it addresses 'housing need and demand'. If sufficient social rental housing is demanded in the planning application for Area 1 then there is no need to do a greenbelt development in Improvement Area 2.</p>	
Donald Davies	The community would welcome these developments, clearly the impact of Covid 19 on the adult social care industry has delayed plans for the site, but we do need specialised high quality adult social care provision.	
Gerry Hunt	This development would add significantly both towards the appearance and thus the benefit of this exceedingly run down area.	
David WILLINGTON Gillespie	My company owns the Orchard View site and we believe it could make a valuable contribution to the housing provision required by Scenario 2. As stated in the Plan Orchard View is a brownfield site, within walking distance of the shops in Pill, well-served by the X3 and X4 bus services and, in due course, it will benefit from the re-opening of Pill Station on the Bristol Temple Meads to Portishead line so it's a very sustainable location. There's no doubt that the site needs to be re-developed and our plans, which we are keen to bring forward, envision a combination of mixed tenure housing and a care home to create a development that supports the local community with appropriate housing and employment.	
Kamala	I support this proposed use and consider it would be a considerable improvement to that existing.	

Respondent	Comment	Additional info
KJury	This would be fantastic and greatly improve the area.	
Timothy Grice	Support	
Number of comments on this part		15

Plan section		5.8 Improvement Area 2 Affordable Housing
Respondent	Comment	Additional info
Simon Talbot-Ponsonby	The affordable housing scheme is a good solution to provide some affordable housing for local people. i hope that it succeeds and taht a further opportunity will arise	
Peter Coleman	This development will make a big difference to families in Pill who need affordable rented housing and I fully support it.	
Peter Coleman	Yes I support this	
LUCY BYRNE	Please refer to my previous comment. I think there are more suitable sites, but am very pleased that the plan is focusing on affordable housing as a priority and am neither completely opposed or completely in favour of this development.	
HedleyL	I totally disagree with the proposal to develop the land at Chapel Pill Lane. The Green Belt should not be eroded in this way and a delightful, unspoilt, rural part of the village destroyed. This would set a dangerous precedent and should be strongly opposed. I understand the efforts made by the Community Land Trust but this is the wrong site.	

Respondent	Comment	Additional info
David Lumby	<p>The pictures and description don't do justice to the proposed Development Site. The site is in a picturesque, environmentally sensitive location in Green Belt overlooking the Ham Green Lake Site of Nature Conservation Interest (SNCI) on which it will unacceptably overbear.</p> <p>The rural exceptions policy for affordable housing does not carry sufficient weight to justify this incursion into green belt. Building here may open up the possibility of developing less sensitive green belt sites in the parish, there is no guarantee the development can be reserved for local people using North Somerset Council's points-based system for assessing housing needs.</p> <p>Sharing access with the MetroWest HGV track to the Pill Tunnel emergency and maintenance compound is intrinsically unsafe, both entering and emerging from Chapel Pill Lane, part of the single-track Avon Cycleway. The lane is very narrow on a bend, much trafficked by cars, vans and HGVs, resulting in increased highways safety risks to cyclists, joggers, dog walkers and families with young children, not to mention the residents themselves. The proposed alternative pedestrian access via Hart Close would destroy a mature hedgerow and not be used by pedestrians as it is not the shortest route to facilities. It would purely open up Hart Close as an overflow car park.</p> <p>The development, by virtue of its dimensioning and massing, immediately opposite the Penny Brohn Cancer Care Centre, a place of peace and tranquility, will unacceptably overbear on the unspoilt tree-lined Ham Green Lake Site of Nature Conservation Interest that is home to many species of mammals, birds, amphibians and reptiles, some protected and rare, whose precious habitat it will threaten.</p> <p>There are more suitable sites that are closer to schools, shops, medical care, the local Post Office and other services that people need than Chapel Pill Lane, including the former hospital site at</p>	

Respondent	Comment	Additional info
	Orchard View. There will be very stiff resistance to the planning application when it is submitted.	
Cath	<p>I am aware that environmental concerns have been raised about using this area, but the area is already going to be disturbed by metro west. It is quite high up above the lake and will not be seen from there as it will be shielded by established trees. The area is not currently available to the public to use, as it is private. The area of the lake is also private so not available to be used by local residents unless they have bought a fishing licence to use it. The only part of the lake available to local residents it's the ability to walk past the head of it when passing back and forward from the cycle path and the village. It is also currently the only site on offer.</p>	
Sue Tuckwell	<p>This proposal is welcome but I do think there are issues still to be fully addressed. We need affordable housing for local families, and I do know many sites have been investigated. This site is right on the edge of existing housing so at the moment would seem to potentially be rather removed from the main housing stock of the village. Therefore this might only suit some potential tenants who want to be closer to the village.</p> <p>More information needs to be shared about access, pressure on the road, changing the semi rural feel of that part of the village etc.</p> <p>On balance however I support this proposal.</p>	
Citizen	<p>I am opposed to this as it is in an area of outstanding beauty and a natural habitat for wild life it is on green belt land and if we start to use green belt land it will set a precedent to continue to do so we need to protect as much green belt as possible for future generations to enjoy</p>	

Respondent	Comment	Additional info
Trees	<p>I am deeply disappointed that the houses are proposed to be built there. It is an area of outstanding natural beauty and will forever spoil the area and lane. There will be additional cars, noise people using the lane etc where it is already chock a block with users on bikes and walkers coming from all areas and cars. Naturally we want people to enjoy the countryside and have access to it but not by building the houses. It is essentially a quiet area but this will change it and there is no need to build the houses there. There are plenty of areas you have already identified. Especially where the brown field site is up the road by the old hospital and where the care home is. This area looks an absolute shambles and needs sorting. Due to the lack of discipline and selfishness of most people the additional houses will cause more noise and pollution and will disturb the nature around it. I think this is a grave mistake and sincerely hope this will not go ahead.</p> <p>If I still lived in Chapel Pill lane I would very much worry about the impact my life would be having if this development goes ahead. I don't think you as councillors realise this and until you have lived there what a truly beautiful area it is. It is a small paradise - why do you have to build there. It is crazy! Please leave this paradise alone!</p>	
Jane Gibbons	<p>If Improvement Area 1 is carefully planned and the appropriate number of social rental dwellings is incorporated into that plan, then it would appear that there is no need to do any green belt development to meet social rental needs. Improvement Area 2 is contentious locally which I can appreciate. It is unfortunate that other more suitable sites have not been identified. However, Improvement Area 1 may be solution that satisfies the community.</p>	
Sarah	<p>It is my understanding that there are other sites owned by North Somerset Council and leased to</p>	

Respondent	Comment	Additional info
	<p>the Parish Council, which could be made available for affordable housing. The government have recently said these sites should be prioritised. Also these other sites are more suitable and they are within close walking distance of the village services (schools, shops, Post Office, GP surgery, pharmacy and public transport) that people need. This is not a sustainable location, and the housing survey in 2016 identified the need for these affordable homes to be close to the shops.</p> <p>North Somerset Council refused planning permission in 2001 for an access road and car park. This went to appeal in 2002 and this was also dismissed by the planning inspectorate. A further request was also made to appeal this decision which was also dismissed. On both occasions the reasons for refusal were 'inappropriate development in Green Belt', that would harm the openness of the area. Therefore how can permission for 16 homes to be located in the same site be granted planning permission?.</p> <p>Our family enjoy the cycle track/Avon Trail. Which is currently a narrow,leafy lane, with lots of bends. Never more so than during this pandemic. This development will ruin the enjoyment of this lane, not only visually but also the noise, light and sound of extra traffic that will be created by this development. At the moment there is no sound except that of birdsong.</p> <p>The housing development will share MetroWest's rail construction compound and emergency access to the Pill Tunnel that heavy goods vehicles and low-loaders will also use is this sensible?</p>	
Annac	<p>We live in Shirehampton, our children go to St katherines and use the cycle path. The lane is busy - this proposal will cause an accident waiting g up gepoen. I'm very worried about the safety of the children.</p>	

Respondent	Comment	Additional info
DJW	<p>It is outrageous that this location is being considered for any sort of housing or other development. It is Green Belt, in a quiet beautiful location, frequented by cyclists, walkers and families. Access to the proposed site by additional cars via the narrow lane, will inevitably increase the chances of injury or death to the existing users.</p> <p>Further, this site is well away from all shops, access to public transport, village and other facilities. Other locations in the area are more suitable.</p> <p>Finally, this small development goes nowhere near to solving the affordable housing issues in the area.</p>	
Eve	<p>I am devastated that the peace and tranquillity of this beautiful GREEN BELT location is even being considered for development. The inevitable additional traffic would be dangerous to the existing users of the very busy Avon Cycleway. Also this small development goes nowhere near to solving the issue of affordable housing in the local area.</p>	
Gusseybeargus24	<p>This site is a green belt area immediately opposite the listed building owned by Penny Brohn (a cancer charity - for people living with charity). Peace and quiet is essential for their well-being.</p> <p>I also feel it will have a negative impact on the landscape of Ham Green Lake and potentially</p>	

Respondent	Comment	Additional info
	<p>destroy many habitats.</p> <p>This development will be criminal if it goes ahead.</p>	
Barb.mathias	<p>I strongly object to this development at Chapel Pill Lane. It's very tranquil for the patients of PennyBrohn who need this for their much needed respite. Also the cycle path will be disrupted and more dangerous and will effect everyone's enjoyment of the right of way. Most importantly the site is green belt and shouldn't be considered for a housing development especially as previous planning applications for an access road and car park was refused on the grounds of inappropriate development of the green belt in 2001. The site slopes down to Ham Green Lake which is a North Somerset wildlife site home to many protected species. Whilst I agree with affordable housing for local people I believe there are other sites in the village that are closer to the shops and offer a more sustainable location. I also think that the Orchard View site should not be contained in the neighbourhood plan as a care home as it will not meet local need but will be better suited to a mixed tenure housing development offering more affordable housing and must be developed instead of Chapel Pill Lane. There are also commercial properties and sites in Eden business park available that should be considered instead of this site. I am also concerned that this will set a precedent for more similar housing developments in the green belt.</p>	
Louise Mcintosh	<p>I love the work of British environmentalist speaker, Ed Gillespie. If there is one thing I have learnt from this futurist about the need for housing, it's to build near amenities. If you build 15 houses for 15 families here, chances are there will be 30 cars on this site....this is not sustainable. This site has no bus route or amenities within walking distance - everybody will have to get into a car to get their essentials. This is not only drastic for the environment, it is bad for our health. With 28% of Britain obese and in future need of the NHS, why would a developer be allowed to build on</p>	

Respondent	Comment	Additional info
	<p>a site that adds to that massive pressure on the NHS? To top this off, covid has shown us how good it is to get outside and see greenery, hear the wildlife, cycle, walk and run...why would we limit that ability in this sensitive greenbelt area by increasing the cars? It makes no sense to build in an area of outstanding beauty that helps our mental health and wellbeing when there is a brownfield area within walking distance available to build on? Has this site been carefully assessed?</p>	
Emma Chorley	<p>I am a keen cyclist, and go cycling with my family. I noticed a poster whilst cycling past about a housing development. I have 2 reasons to challenge this application:</p> <p>Firstly, the extra traffic will make it much more dangerous to cycle along for my children due to the extra traffic.</p> <p>Secondly, I always look forward to cycling past this stunning area, surely adding more houses is going to increase noise pollution and no doubt an eye sore.</p> <p>I look forward to hearing from you.</p> <p>best wishes</p> <p>Emma</p>	
Grace Family	<p>Fully support this site. Location contentious as in green belt and does have a limited impact on the</p>	

Respondent	Comment	Additional info
	<p>views of the Grade II Penny Brohn and Leigh Court. However site is poor agricultural / grazing land, poor ecologically, has no public access, is not adjacent to an SSSI or similar and has been used to store goods for the railway tunnel @ Ham Green. Potential development would be a fabulous and affordable place to live (rent) for local residents</p>	
clare meynell	<p>In addition to the points made last time.</p> <p>There are other sites owned by North Somerset Council and leased to the Parish Council, one being Brookside. Part of which is Brownfield and will accommodate more houses. This could be made available for affordable housing. The government have recently said these sites should be prioritised. This will provide a more sustainable location, and is in walking distance of the village services.</p> <p>Chapel Pill Lane is not a sustainable location, nor does it meet the objective of the housing survey which stated the need for affordable housing to be close to the shops.</p> <p>The Housing Survey of 2016 is out of date and unreliable, posts on the Pill Facebook page in 2016 suggested it was misleading.</p> <p>Planning permission was refused at this site in 2001 AND 2002. Reasons were inappropriate development in the Greenbelt.</p> <p>The development will affect the enjoyment of the Right Of Way of the Avon Trail. At the moment</p>	

Respondent	Comment	Additional info
	<p>you walk through a tunnel of trees and it opens on to historic landscape with a listed building Ham Green House on the right hand side, which this development will be in marr, and to the left is rolling fields down to a lakewhich is home to many protected speceis. All you hear are birds singing. It will bring urbanisation to outside the settlement boundary and have a detrimental effect on the historic landscape and listed building.</p> <p>Please reconsider the location of this site as it's long term negative effects do not weigh up when it could be moved to a brownfield site.</p>	
David Yates	<p>I support the proposed development despite encroaching on Green Belt land, provided it is restricted to much needed affordable housing for local families, and Ham Green Lake is not contaminated as a consequence.</p>	
Donald Davies	<p>As chair of the community land trust I would state this scheme is a key provider of good quality affordable housing to rent for our local people in housing need, as we work to create a sustainable community in our plan area.</p> <p>The land trust, with around 100 members, and the first community land trust in North Somerset, was set up by villagers who were concerned as to where our friends and neighbours and their children might be able to live in their village. Being so close to Bristol, rental prices have become very high and quality of provision and security of tenure frequently poor and with the Green Belt being so tightly drawn around the village, there is no space for expansion (and we certainly did not want to become this quiet little village for people to retire to or commute from. That is not Pill!!!).</p>	

Respondent	Comment	Additional info
	<p>When the trust was established, given that we knew from our housing survey that very many were in need, then a thorough search of sites was made for a first project of around 15 houses of varied size, for rent at affordable rates, with a local connection provision in perpetuity. There are no locations of that size in the village itself that are accessible or viable and are not already designated as public open space. If sites are then eliminated for flood risk, transport infrastructure, i.e. motorways and railways and not being in or adjoining the village, then the number of possible sites is small. These are all in green belt and the trust has been working under the provisions for Rural Local Exception Sites planning policy in our attempts to provide our housing scheme, so we are working within fully developed policy and not creating some precedent for significant additional commercial development in the green belt around the villages.</p> <p>All land owners from this list were contacted in order and the only site which became available was the privately-owned field next to the St Katherine's Park development, itself all in the Green Belt. This sequential process will be detailed when any planning application is made, as will the full provisions for exceptional circumstances to build the development, since we realise that adoption of the NP and any planning application are very different and discrete processes.</p>	
Madeline Bickle	<p>I am completely in favour of this plan, there is already a great deal of housing around that area plus a business estate, so fifteen houses would not make a vast difference to the area. We need to provide affordable housing and this seems to be a great opportunity.</p>	
Helzbelz	<p>This statement very much down plays the impact on the area close to the Chapel Site Development - Penny Brohn - a sanctuary, of peace and tranquility, which is the basis of their Nationally renowned work, allowing Cancer patients respite and the opportunity to recuperate. Not likely beside a building site, or with greatly increased traffic volumes which the proposed new development and Metrowest railway project will bring to a narrow 'green lane' very close by. Any</p>	

Respondent	Comment	Additional info
	<p>pollutants from the site, either lime washing from the building process or fuel spills or general irresponsible disposal of household chemicals into the storm drainage could leach into the lake impact on the water quality to the detriment of the eco-system. How will the increased light and noise pollution impact on wildlife? The development is barely walking distance from local amenities and would increase the number of vehicles using the narrow Chapel Pill Lane, shared with it many commuting cyclists and pedestrians, increasing the potential for accidents.</p>	
E C Milner	<p>I'm aware of, and in support of the need for affordable housing in Pill, and understand it has been very difficult to find appropriate locations that are available, but Chapel Pill Lane is not the place to add homes for families who may find the journey to primary school and shops in Pill too far to walk and so add numerous daily car journeys to this narrow lane. It will make it more hazardous for the many pedestrians and cyclist who use this route and add to the carbon footprint. Widening the lane would be the inevitable consequence of developing this land and that is likely to encourage drivers to go faster, making it more dangerous.</p> <p>Although I don't live near the proposed development site (I live in the middle of Pill) I have always felt the Chapel Pill Lane area was one of the village's great charms and walk there very frequently. The proposed development would destroy what at the moment is a very welcome entry/exit point from / to the village; it's an area of tranquility and strong landscape value with historic features in the form of Ham Green House (now the Penny Brohn Centre), the grounds and the lake (once, I believe) also part of "Mr Richard Bright's Pleasure Gardens" at Ham Green House dating from the early 19thC.</p> <p>I realise there is already a housing development adjacent to the site but it has been contained without widening Chapel Pill Lane, is screened by existing trees on the lane (which would have to be felled if the lane was widened) and has a natural boundary in Hayes Mays Lane. Building on</p>	

Respondent	Comment	Additional info
	<p>the field above the lake would change that dynamic and interrupt or obliterate some lovely vistas across to Leigh Court and over the lake from the lane.</p> <p>I sincerely hope some other location closer to the village centre can be found instead.</p>	
Gerry Hunt	<p>This is an excellent proposal. It has been well thought out, designed sensitively and imaginatively to blend in with the immediate surroundings and neighbouring properties, while recognising its position in the Green Belt. It meets a clearly identified need for affordable housing available to households with a local connection, with the reference to a local allocation process to ensure that this requirement is met, answering any lingering concerns or doubts about the allocation. There can be no reasonable objection to this apart from those of a familiar 'Nimby' nature.</p>	
KJury	<p>As a former resident of Chapel Pill Lane, I understand the reluctance to see anything built on such a beautiful area of land. I moved here from London, because house prices were so much lower - not understanding at the time that what was 'low' to us was still higher than many local families were able to pay. As an 'outsider' who has been able to enjoy the benefits of living in this wonderful community at the expense of others, it would be hypocritical of me to deny local families the opportunity to enjoy those same benefits. I wholeheartedly support this proposal and trust that the PDCLT will ensure everything is done as in keeping with the beautiful surroundings as possible.</p>	
Timothy Grice	<p>Support</p>	
Number of comments on this part		29

Plan section		5.9 Housing Design
Respondent	Comment	Additional info
Peter Coleman	Yes I support this	
Bob L	In current circumstances, given the realities of both climate breakdown and ecosystem collapse it is vital that new housing is both built to the highest possible standards in terms of energy efficiency and creates high density housing to minimise the landtake. Where possible energy generation systems should be incorporated - most commonly solar PV. I recognise that the geography of the Chapel Pill site does not make the inclusion of solar PV a sound investment.	
Cath	I am pleased to see that the design of these houses include both decent sized gardens and parking spaces so they can be used as family homes	
Donald Davies	High quality design is a key driver to producing sustainable communities, indeed central government has recognised that fact. As we spend more and more time outside in our local communities, it would be good for us to remove the possibility of any further blots on the landscape.	
PA369	Could the Neighbourhood Plan include support for self-build projects and include a reference to the North Somerset self-build and custom house building register. So supporting DM34 and the individual and community based self-builds, such as the Ashley Vale community site in Bristol.	

Respondent	Comment	Additional info
Helzbelz	<p>Will any future development at Chapel Pill, if built in the near future should allow for sound insulation suitable for being close to the new commuter railway link to Bristol. Managing rainwater run off from this site avoiding pollution the lake would be very difficult.</p> <p>Not all 'infill' conversions damage the character and appearance of existing buildings, putting them into new use, rather than leaving them dilapidated and used is preferable if done conscientiously</p>	
Christopher Smith	<p>my main comment about this policy is that there needs to be a real focus on the quality of all homes built from now on, including net zero carbon at the very least</p>	
Kamala	<p>I endorse what is said.</p>	
Timothy Grice	<p>Agree that the current quality of design of new development and expansion of current housing is extremely poor - both aesthetically and in terms of environmental efficiency. Needs to be closely controlled.</p>	
Number of comments on this part		9

Plan section		HO1 Site A Orchard View
Respondent	Comment	Additional info
Highways England	<p>More specifically, we note that the NP proposes to allocate two sites in Ham Green, which lie in the Green Belt just outside the Pill settlement boundary, approximately 2.25km east of M5 J19:</p> <ul style="list-style-type: none"> • Orchard View, Perret Way - development of approximately 30 mixed tenure housing comprising both market and affordable housing, and a 60 bed care home; • Chapel Pill Lane - up to 16 affordable housing units. <p>We note that the North Somerset Core Strategy 2017 identifies the need for 2,100 dwellings for service villages (which includes Easton-in-Gordano and Pill) and 985 for other settlements and countryside (which includes Abbots Leigh), although targets for individual parishes were not specified.</p> <p>Based on the location and scale of the proposed allocations, we would not expect them to result in a severe or unacceptable impact on M5 J19.</p>	
Cat	Both of the new housing proposals in Chapter 5 (policies HO1 and HO2) would provide important improvement to our neighbourhood	
Paul Kent	I fully support this.	
Cath	I would support this development on this site and think that support could be offered if necessary especially as the site is currently quite unsafe if anyone gets in and developing it soon than later would therefore be beneficial to both the owner and the community.	

Respondent	Comment	Additional info
Gavin Lucas	I also support the development of the Orchard View site although I think the focus should be on affordable residential housing rather than care housing. Access to services outside of the unit itself would be near impossible for anyone with restricted mobility making this a less than ideal location. It is also unrealistic to suggest that the even a majority of the estimated 60 jobs this may create would be filled by Pill residents. With public transport to and from Pill limited, workers at the care home site as well as families visiting relatives would require access by car, compounding contention issues on Macrae Rd.	
Donald Davies	Fully support measures to develop this brown field site.	
Donald Davies	Fully support this quality development of a brownfield site.	
Helzbelz	This area required urgent redevelopment, it is near derelict and totally under used. A brown field site preferable to green belt development in terms of wildlife protection	
Timothy Grice	Yes	
Number of comments on this part		9

Plan section		Policy HO2 Site B (Chapel Pill Lane affordable housing)
Respondent	Comment	Additional info
Peter Coleman	Yes I support this	
Peter Coleman	Yes I agree - the priority must be to meet local need for affordable social rented homes.	
Ham Green Residents and other Supporters	<p>3 Plan content</p> <p>3.1 Local residents remain opposed to the inclusion of the Chapel Pill Lane/Hayes Mayes Lane greenfield site for affordable housing development. The site lays outside the Pill Settlement Boundary within designated Green Belt overlooking the Ham Green Lake SNCI which would require a rural exception to be made. Moreover, the site's very close proximity to the MetroWest Pill tunnel rail compound, accessed by very narrow lanes used daily by agricultural vehicles and heavy goods vehicles, makes the location unsuitable for housing development on which separate representations are being made to the MetroWest Project via Planning Inspectorate issue specific hearings to refuse shared access.</p> <p>3.2 Local residents have similar concerns about the suitability of the proposed redevelopment of the former Ham Green hospital Orchard View/ Somerset Lodge brownfield site to include a 60-bedroom care home plus associated affordable/social housing units as again laying outside the Pill Settlement Boundary within surrounding Green Belt. Noting, however, that this derelict site is in urgent need of re-development, a previous planning application to build a care home here having been refused, a more sustainable proposal would be for a high-quality, well-designed, mixed tenure housing development to include private housing for sale on the open market that would obviate the need for a rural exception site housing development at Chapel Pill</p>	Ham Green Residents and other Supporters comments.docx

Respondent	Comment	Additional info
	<p>Lane. A key consideration, which does not appear to have received attention, will be access to both sites from the already very busy Ham Green mini-roundabout junction via Macrae Road, effectively a one-way-in and one-way-out cul de sac, which does not support a high volume of noisy air-polluting traffic, including heavy goods vehicles, braking and accelerating through single-lane traffic calming measures during busy periods, particularly rush hour times.</p> <p>3.3 It is also worth noting that extensive planning pre-application background discussions have taken place with landowners and prospective developers leading to closed development proposals and conclusions when plan policies should have been drawn widely enough to permit the discussion and consideration of alternative development proposals. This does not appear to be the case here (see the Chapel Pill Lane/Hayes Mayes Lane and Orchard View/Somerset Lodge development proposals above and Appendix 1 attached).(see attached document)</p> <p>3.4 Finally, we can see that the affordable housing which is proposed, comprising 15 new homes at Chapel Pill Lane (for which a planning application is soon to be submitted thereby negating the reason for its inclusion in The Neighbourhood Plan) plus a private care home and a further 24 new homes at Somerset Lodge/Orchard View, will not meet the forecast demand for housing. In consideration of which the two parish councils have submitted a Northern Corridor proposal in their response to Local Plan consultations to bring forward up to 2000 new homes to be built between Portishead and Leigh Woods in the period to 2038 of which 200 will be built in the parish compared with the 150 new homes proposed in the Neighbourhood Plan for the same period. The Northern Corridor proposal postdates the submission of the Neighbourhood Plan which again demonstrates that the Plan is not well made and should be redrafted to come in line with the emerging NS Local Plan 2038.</p>	
Highways England	More specifically, we note that the NP proposes to allocate two sites in Ham Green, which lie in the Green Belt just outside the Pill settlement boundary, approximately 2.25km east of M5 J19:	

Respondent	Comment	Additional info
	<ul style="list-style-type: none"> • Orchard View, Perret Way - development of approximately 30 mixed tenure housing comprising both market and affordable housing, and a 60 bed care home; • Chapel Pill Lane - up to 16 affordable housing units. <p>We note that the North Somerset Core Strategy 2017 identifies the need for 2,100 dwellings for service villages (which includes Easton-in-Gordano and Pill) and 985 for other settlements and countryside (which includes Abbots Leigh), although targets for individual parishes were not specified.</p> <p>Based on the location and scale of the proposed allocations, we would not expect them to result in a severe or unacceptable impact on M5 J19.</p>	
Cat	<p>Both of the new housing proposals in Chapter 5 (policies HO1 and HO2) would provide important improvement to our neighbourhood. I believe that the habitat loss resulting from the affordable housing proposal could be mitigated against by enhancement for wildlife on and around the site and therefore support both these proposals.</p>	
Robert Buck	<p>The local housing issue needs compromise and I believe that the Chapel Pill affordable homes scheme a very sensible way to provide much needed housing at the expense of a small piece of Green Belt. In general terms I do not subscribe to the loss of Green Belt. Far too much of the area has already been lost.</p>	
Kieran Argo	<p>In principle I support the need to provide affordable small scale local housing for local people in Pill and commend the efforts made to address these needs.</p>	

Respondent	Comment	Additional info
	<p>My objection to the proposed development and green belt destruction at Chapel Pill Lane should not be considered as being 'NIMBY' as I support local development. It should be seen as an objection based on sound ecological, environmental and safety concerns for the reasons offered below.</p> <p>Taking into account the published objectives and proposals of the Neighbourhood Plan, the proposed housing site of Chapel Pill Lane is wrong for a number of reasons:</p> <p>The stated Neighbourhood Plan environmental objective to "Maintain the Green Belt" is immediately failed by this Green Belt development proposal.</p> <p>1. Access and Safety</p> <p>The safety of pedestrians and cyclists will be compromised by developing housing on this site. The top section of the lane from Hart Close to the entrance of Penny Brohn is part of the National Cycle route (41) and is the main walking route to the River Avon walkway. Some sections of this single-track road are less than 3 metres wide and visibility is restricted. This development directly contradicts the stated Neighbourhood Plan objective to "Promote active travel and the accessibility, convenience and safety of cycle and walking routes". The development works and access for building trades followed by the daily increase in residential traffic combined with the current volume of large farm machinery, Penny Brohn traffic and residential access will only decrease safety for walkers and cyclists especially as there is no dedicated cycle path or pavements. I use this lane almost daily and I assure you it is not safe for pedestrians or cyclists as it is due to the narrow bend sections (without pavement) and with restricted views especially when the large farm machinery uses the lane.</p> <p>2. Destruction of Natural Habitats and Negative Impact on Ecology, Flora and Fauna</p> <p>There are a number of mammals, amphibians, reptiles and birds that would be adversely affected</p>	

Respondent	Comment	Additional info
	<p>by the proposed new build, including: Grass snakes, Slow worms, Voles, Toads and Frogs, Shrews, Bats, and numerous bird species. These species would be driven out by a small housing development on this site. This directly contradicts the stated objective: "Sustain the ecological strengths and bio-diversity of the area whilst protecting its most vulnerable environmental assets". Also, this contradicts the stated objective to "Protect high quality landscape and areas of woodland and grassland".</p> <p>The high quality landscape and area of woodland and grassland at Chapel Pill Lane would be permanently destroyed.</p> <p>The fragile bird life and range of avian species in this area around the fishing lake is special and should have priority in considerations for protection.</p> <p>There are a number of species I have positively identified on numerous occasions over several years that are currently on the (67) Red List of declining species (Birds of Conservation Concern British Trust for Ornithology BoCC4), these include:</p> <p>Grey Wagtail</p> <p>Fieldfare</p> <p>Skylark</p> <p>Pochard</p> <p>Marsh or Willow Tit</p> <p>Yellowhammer</p>	

Respondent	Comment	Additional info
	<p>Redwing</p> <p>Song Thrush</p> <p>Tree Sparrow</p> <p>House Sparrow</p> <p>Starling</p> <p>https://www.bto.org/our-science/publications/psob</p> <p>For many years there have been several pairs of Ravens residing in the large Lebanese Cedar trees that overlook the proposed site. I expect these would also not tolerate a new housing development below their canopy.</p> <p>The principle reason offered by the Neighbourhood Plan to build on the green belt land at Chapel Pill Lane is that it is the only affordable site where the landowner is willing to sell. This is not a valid enough reason to me to permanently destroy this valuable and fragile natural habitat. Just because it is the only affordable site does not override the ecological irreversible damage and the compromises to safety along the lane.</p> <p>The tranquility and natural beauty of the area and notably the environs of Penny Brohn would be disrupted and, I believe, would adversely affect the experience of those using the valuable services that Penny Brohn provides especially in the historically important grounds and garden. Given the historic importance of Penny Brohn (Ham Green House) the proposed housing development in the neighbouring field (and in sight of the gardens) would contradict the heritage statement to; "Ensure development reflects the distinctiveness and setting of the historic environment".</p>	

Respondent	Comment	Additional info
	<p>I am passionately opposed to the proposed Chapel Pill green belt housing development and would be much more supportive of brown field development or small scale developments on current agricultural land. I appreciate that most local landowners are holding out for more lucrative large scale opportunities, which is very disappointing, but this does not justify for me a green belt development in a beauty spot like Chapel Pill and all the destruction to nature that this would entail. The destruction of natural habitats would be irreversible and the safety of pedestrians and cyclists along the access route would be compromised.</p>	
<p>HANNA ZALEWSKA</p>	<p>The proposed development at Capel Pill Lane is unacceptable in the current state of local, national and international climate emergency, by the destruction of the Geern Belt. This would appear to contradict the rewilding being carried out by North Somerset Council in Ham Green.</p> <p>This is a most beautiful, natural nature reserve of conservation interest with well-formed and attractive tree specimens and hedgerows, which contribute to the verdant character of this area, and provide a natural habitat to the indigenous wildlife.</p> <p>Chapel Pill Lane is very narrow and completely unsuitable for a vast number of additional vehicles needing access to the proposed development.</p> <p>There are many less environmentally sensitive sites around Pill and Ham Green that are more suitable for housing development than Chapel Pill Lane. Perrett Way has many derelict buildings for many years now, is a complete eyesore and a home to vermin now. It is a brown filed site very suited for housing development.</p> <p>Why is North Somerset Council trying to destroy the most precious nature reserve at Chapel Pill Lane, which lies within the Green Belt, instead of developing the already build up and neglected area at Perret Way, which can provide for many more affordable homes than the Chapel Pill Lane, without loss of the Green Belt.</p>	<p>Chapel Pill Lane.docx</p>

Respondent	Comment	Additional info
KC	<p>We would like to object to the proposed housing development at Chapel Pill Lane. We live on Chapel Pill Lane. The single track lane is already busy enough and since the start of coronavirus we have seen a huge increase in the number of pedestrians, cyclists and dog walkers using the lane over the last year and we feel that an increase in cars to this single track road would be dangerous to those using the lane. I am one of those that walk up and down the lane twice a day with my young son and dog and I have nearly been taken out numerous times by cars using the lane at the moment. By adding another 30 cars plus visitors is only going to make this situation much much worse.</p> <p>Whilst we recognise that there is a need for affordability housing within the village this proposal of a development is in Green Belt and subsequently contradicts North Somerset's local plan and National Planning Policy. We also feel that this proposed development would have a detrimental impact on the beautiful landscape and setting of Ham Green lake and we don't believe that there has been a study done to understand the full ecological impact such a development would have on local wildlife? We see a vast array of wildlife including bats which we believe nest in the nearby wooded areas. We would like to see a full ecological survey should be conducted with the lake nearby there must be newts and toads, these are both in decline regionally and the proposed development would surely have a huge impact on our wonderful array of wildlife?! Having moved to the village 5 years ago, we chose to move here because there was less sound pollution here than in other houses we looked at in Easton in Gordano and we fear that the additional traffic will not only increase noise pollution but will also potentially disturb vulnerable wildlife populations that seek refuge on these important wildlife corridors. Building on the small sections of green belt land for which local residents and wildlife use frequently seems absurd when our community is scattered with brown field sites that are derelict and could be put to better use.</p>	
Cath	<p>I am aware that environmental concerns have been raised about using this area, but the area is already going to be disturbed by metro west. It is quite high up above the lake and will not be</p>	

Respondent	Comment	Additional info
	<p>seen from there as it will be shielded by established trees. The area is not currently available to the public to use, as it is private. The area of the lake is also private so not available to be used by local residents unless they have bought a fishing licence to use it. The only part of the lake available to local residents it's the ability to walk past the head of it when passing back and forward from the cycle path and the village. It is also currently the only site on offer.</p>	
Ken Knight	<p>Hi North Somerset Council</p> <p>Further to the article in local newspaper attached...</p> <p>Pill & District Planning Office...</p> <p>I am completely against building on greenbelt at Chapel Lane Ham Green - once you start there is no going back and it's lost forever..</p> <p>Solution - there are many infill gaps within the village of Pill - Ham Green for building for new / builds...</p> <p>Besides that traffic in & out of St Katherine's Park Ham Green is bad enough with Offices of Eden Business Park etc...</p> <p>Somerset Lodge area needs tidying up (old Ham Green Hospital) its a complete mess and people are dumping rubbish there - this needs urgent attention....</p> <p>Please do NOT allow out green belt to disappear for ever...</p>	<p>Ken Knight Pill.msg</p>
Gavin Lucas	<p>While many aspects of the plan I wholeheartedly agree with, I cannot support it in its current</p>	

Respondent	Comment	Additional info
	<p>form due to the fact that it retains an objectionable, and now redundant commitment to building housing on undeveloped Green Belt land in a sensitive location.</p> <p>The Heritage Background Paper section 4 states that, with regards to developing the Green Belt land at Chapel Pill, <i>“the case for an exceptional development is strong, given the absence of any available/suitable site within Pill”</i>. However this is absolutely no longer the case as noted in section 5.7 of the Neighbourhood Plan itself - the brownfield site at Orchard View, not many meters away, is also now planned to include an affordable housing element. Given this, I think that the case for developing this site is no longer strong enough to justify the destruction of an undeveloped Green Belt site, so this part of the proposal should now be dropped. The plan certainly should be rejected in its current form and amended since the justification it cites, by its own admission, no longer exists.</p> <p>Both of these sites would rely on Macrae Rd for access. If both of these sites are developed then the amount of extra traffic on this road is significantly increased. There are already issues with parked cars on Macrae Rd, as well as the bollards, making sections of it effectively a single track road and rising tensions between cars driving in opposite directions (residents driving in the opposite direction to workers from Eden Business Park during rush-hours) refusing to give way are already a regular occurrence. It is strange to have the entire new housing allocation on the plan localised in one small area, reliant on one narrow road, and this not be in any way considered or addressed in the plan. The plan, again, needs to be rejected in its current form and amended to take vehicular access to all new housing sites into consideration.</p> <p>As noted in the plan (section 4.2), walking and cycling in Pill are to be encouraged and rights of way and pathways should be protected. In section 6.9 it’s noted that Route 41 is used as a recreational walking and cycling route as well as being used as a commuting route to & from Bristol. However access to the development at Chapel Pill would be via a narrow section of Route 41 that is heavily used by families out walking as well as a large volume of cyclists. Increasing the number of cars using this section of road is in itself hazardous. Worse still, the</p>	

Respondent	Comment	Additional info
	<p>junction with Hart Close has restricted visibility creating extra risk as traffic often pulls out of Chapel Pill Lane without seeing traffic already on, or pulling onto Hart Close from Macrae Rd. Reducing the safety of cyclists and pedestrians using this route for recreation or commuting use goes against the plan's stated aims. Once again, the plan should be rejected and issues of public safety on this section of road and junction be addressed.</p> <p>Once we start destroying this Green Belt land when, as stated in the plan, alternatives exist, it sets a much lower bar for further encroachment into the Green Belt in the future. It will forever change the nature and environment at Ham Green Lake and Penny Brohn (Ham Green House) when both areas are ones that we should be protecting due to their status as a Site of Nature Conservation Interest and heritage site respectively.</p> <p>It just amazes me that a plan that states that increasing rewilding (section 7.6) is one of its aims, includes the planned destruction of an already wild site. Building houses on a Green Belt site while planting trees on a field, mere meters away by Macrae Rd, that's used by children for recreation (as noted in section 11.5) makes little cohesive sense.</p> <p>I do absolutely support the building of affordable housing as long as they are of high quality and meet the plan's goals on energy efficiency (section 5.9).</p> <p>I also support the development of the Orchard View site although I think the focus should be on affordable residential housing rather than care housing. Access to services outside of the unit itself would be near impossible for anyone with restricted mobility making this a less than ideal location. It is also unrealistic to suggest that the even a majority of the estimated 60 jobs this may create would be filled by Pill residents. With public transport to and from Pill limited, workers at the care home site as well as families visiting relatives would require access by car, compounding contention issues on Macrae Rd.</p> <p>I do also support the document's emphasis on preserving the local and global environment</p>	

Respondent	Comment	Additional info
	<p>(destruction of undeveloped Green Belt excepted).</p> <p>I would also welcome improvements to the precinct and improving pedestrian access between the precinct and Lodway.</p> <p>It's a pity that the lack of facilities for teenagers noted in the Community Assets paper is not addressed in the plan. They are a demographic that are particularly badly catered for in the village. The limited public transport links available also compound this. As our children get older this may be an issue that would make us consider leaving the area.</p> <p>If the commitment to building housing on the Chapel Pill site were removed then I would potentially support the plan, but absolutely not otherwise.</p>	
Richard and Ann Hann	<p>I feel I must object to the allocation of Chapel Pill Lane site Ham Green for housing.</p> <p>I object on the grounds it breaches protected Green Belt. It is one of the most tranquil and beautiful areas of Pill and Ham Green, an area and atmosphere that surely benefits the Penny Brown Centre and all the inhabitants of Pill and Ham Green.</p> <p>There must be Brown Field sites available in the vicinity that could be considered instead of Green Belt. Perhaps the Church of England may consider donating the Christchurch site in the centre of Pill as it is little used and has a very small congregation.</p>	
Steven Carter	<p>I wish object to the allocation (provisional or otherwise) of the Chapel Pill Lane site for housing in the plan as it is breaching a protected Green Belt site when alternative brown field sites are available. It will also spoil the tranquillity around the Penny Brohn cancer care site.</p>	

Respondent	Comment	Additional info
Lisa Lloyd	<p>As a resident of Pill I would like to ensure that my objection to the proposed development at Chapel Lane in Pill is recorded.</p> <p>I'm astonished that any consideration is being made of a development which will destroy Green Belt land. I fear that this will become a gateway development and will create a precedent making objections to larger commercial development on our green belt harder to resist in the future.</p> <p>The green belt around our 3 village community protects us from being a mere suburb of Bristol. We need the green belt, especially when this outside space has provided recreation during covid lockdown, and its a haven for wildlife. I want the neighbourhood plan to focus on creating a centre for our community, not to box us into the "northern" transport corridor category and not to accept 3500 houses between Abbots Leigh and Portishead by 2038 - in short, not to accept urbanisation of our green belt space.</p>	
Jim Ryan	<p>I am writing to object to the plans to build “affordable houses” in Chapel lane, Ham Green.</p> <ul style="list-style-type: none"> • This is a site of natural beauty . To erect houses would have a detrimental impact on wildlife, the tranquillity, and environment . • In this day and age, where the above is of paramount importance, building on a beauty spot cannot surely be justified. • At one time, green belt had value. • If you want alternatives, why not the derelict “orchard View” Ham Green? • There are plenty of derelict areas in and around the towns, where building would not effect the environment. • They say for local people, but how would this indeed be managed? <p>We already have to wait weeks to see a doctor for example, the village should remain a village</p>	

Respondent	Comment	Additional info
	community.	
Ed Lait	<p>I would like to register my objection to the property developments at Chapel Pill Lane. It seems a real shame to build on green belt land when there are so many brown field sites that need development.</p> <p>More importantly, Macrae road is already subject to relatively heavy traffic for a residential road due to the office developments at the end of the road. Macrae road is not wide enough to support parking and two-way traffic flow. The road needs to be widened to support additional traffic flow if the development has to go ahead. Even during lockdown people are driving to Macrae road to park for walks and bike rides in the open spaces in this green belt area. Which reinforces my first point that it is a shame to be building on it.</p>	
Abi Holt	<p>I am writing regarding the plans to build housing on the site near Ham Green Lake, as a concerned parent and local resident and dog walker.</p> <p>We often use the road to walk down to the lake, with my young son and dogs, and have to take extra care doing so as there are no pavements.</p> <p>I recognise that there is a need for additional housing, and fully support this within our community, however my main concerns are around the increased traffic in this area. With no pavements, or plans to widen the road there is little information about how the public safety will be kept in mind, especially as it widely used by cyclists coming to and from Bristol. I am keen to continue using this as an exercise area, it is important to me and my family and worry that it will become too dangerous to do so. We will continue to monitor the plans and see if there are updates regarding this.</p>	

Respondent	Comment	Additional info
	Thank you for hearing the voices of the local people.	
Nigel Stagg	<p>I wish to record my objection to the proposal in the plan to build up to 16 houses on a greenfield site at Chapel Pill Lane for the following reasons:</p> <ul style="list-style-type: none"> • The land is: <ul style="list-style-type: none"> ◦ Green belt ◦ An SSSI geological conservation review area ◦ Overlooking (with run off into) Ham Green Lakes, an NSC wildlife site • How can this first choice for a building plot be consistent with a village that claims to be “sustainable”. • Background papers suggest that this site was selected because “no other owners would talk to the Parish Council” which seems to me to be a very tenuous rationale for encroaching on green belt land, and as I understand it runs counter to the North Somerset Plan and to National Planning Policy. No justifications have been identified in the plan for encroaching on greenbelt land. • As a local resident using Chapel Pill lane on a daily basis I am also concerned about the aesthetic impact of the proposal which would degrade one of the most beautiful views in the locality • The proposal to create a cut through into Hart Close which, as it provides a longer route through to Watchhouse Hill, appears to have been proposed as a covert means of providing residents of the proposed development with on-street parking in Hart Close generating significant nuisance value for residents of Hart Close. • The plan also does not appear to have considered the impact on Macrae Road of the increased traffic that will be generated by both the proposed Chapel Pill and Orchard View developments. Macrae Road is effectively single track and already overloaded at peak periods and further development will exacerbate the situation unless some remedial action is included in the plan. 	

Respondent	Comment	Additional info
Neil Wolstencroft, Tom Wolstencroft, Clara Wolstencroft & Clare Smith	<p>I have recently become aware of planned development at the above site in the Pill Neighbourhood plan. My partner and I moved into the area around 6 years ago and are now raising a small family. We moved to the area from central Bristol as we appreciated the village community, green spaces, and not least places for small children to explore and play safely. Therefore Clare and I would formally like to log our objection to this planned development for the following reasons -</p> <ol style="list-style-type: none"> 1. The area is a green field site and is a home to wildlife and nature which is increasingly under threat. My family are members of Avon Wildlife trust and RSPB. We consider the preservation of wild places very important as many British animals are facing extinction in the near future if action is not taken to prevent the destruction of green spaces. 2. The lane is currently quiet and part of low traffic nationwide cycle route that showcases Pill and Hamgreen and provides great enjoyment to residents and passing cyclists. Increased traffic would make this road less safe for both pedestrians and cyclists. On a personal note, I am a qualified British Cycling Coach and volunteer for a local Bristol club so I have done many risk assessments for cycling activities. I also regularly walk or bike with my young children and their friends on this lane. We would feel much less safe if this lane became an access to a building site or was frequented by an increasing number of cars. 3. The lane is narrow and not suitable for increased building traffic and commuting from the new houses. The size of the lane would need to be increased and running repairs would need to be made on the lane and surrounding areas due to increased heavy goods traffic during building. 4. There is already bad traffic congestion and conflicts between drivers on Macrae Road during the morning and evening as people look to go to (or leave) work from the trading estate and residents look to leave (or return) home. Cars are parked all along Macrae road by residents and this is exacerbated during evenings and weekends as cars are parked on Macrae road for football matches on the adjacent playing fields. This means there is only a single lane available which has to be shared by traffic coming from both 	

Respondent	Comment	Additional info
	<p>directions. Building additional houses that can only be accessed by Macrae Road would make this congestion situation worse.</p> <ol style="list-style-type: none"> 5. The site is opposite a Cancer charity where many people and their family come to seek calm and relaxation in the most testing of times. The Penny Brohn gardens are magnificent and are tribute to the hard work put in by this charity and their volunteers. Having a building site opposite this fantastic charity would be appalling to the charity and the many people it supports. 6. The Ham green lakes are lovely site to walk around and fish within. I have often chatted with the bailiff and plan to take my son and daughter fishing there when they are older. The run off from a building site or housing development would be a big pollution danger to these lakes. The owners / fishermen using the lake do not have the financial resources to restock the lake or fix issues caused by pollution. Not least identifying sources of pollution and prosecuting polluters is also very difficult. 7. Most importantly there are more suitable development brownfield site on the old hospital grounds. This is identified in your neighbour hood plan and is ripe for development. The site has been vandalised and has fallen into disrepair. As a parent I am concerned that these building have not been safely closed off and provide a very dangerous opportunity for adventurous older children or vandals to go exploring. 8. Also other more appropriate sites in the village such as Brookside were quickly written off as sites for the development off but there has been little explanation given to the residents for this rejection. 9. The justification that homes are urgently needed and that this requires building on the greenbelt seems very weak. Within a 5 mile radius I found nearly 500 properties to rent at less than £1000pcm on Rightmove. A similar Rightmove search for properties to buy also revealed just under 450 properties available to buy at less than £250,000 (the average national house price) within a 5 mile radius. The majority of these properties are much better situated for access to public transport, shopping and work. <p>Thanks for the opportunity to express my objections to the above plan.</p>	

Respondent	Comment	Additional info
Gabriella Hitchings	<p>I am writing to formally object to the allocation (provisional or otherwise) of the Chapel Pill Lane site for housing development proposed in the Neighbourhood Plan. My reasons for objecting to this development are that this is green belt land. The land use should be and is designated green belt in order to retain an undeveloped and wild site where flora and fauna can continue to live in a protected way free from urban development. The proposed housing will not only result in huge disruption to the plants and wildlife whose habitat it is but also mean increased traffic and pollution to an area whose beauty and peacefulness has been enjoyed by local people for generations. The presence of the lake was one reason that we moved into the area 11 years ago, we have seen adders basking in the sun, heron visiting the water, listened and watched the variety of other animals and birds who live and use it. Having moved from Bristol, the tranquillity and clean air it afforded was welcome and I feel it is a travesty to build on it. There are other brown belt sites in the area which should be prioritised for affordable housing. I fully agree that more housing is needed but the location needs to be reviewed in light of the catastrophic impact it will have on our local environment.</p>	
Charlotte Williams	<p>I am writing to formally object to the allocation (provisional or otherwise) of the Chapel Pill Lane site for housing development proposed in the Neighbourhood Plan. My reasons for objecting to this development are that this is green belt land. The land use should be and is designated green belt in order to retain an undeveloped and wild site where flora and fauna can continue to live in a protected way free from urban development. The proposed housing will not only result in huge disruption to the plants and wildlife whose habitat it is but also mean increased traffic and pollution to an area whose beauty and peacefulness has been enjoyed by local people for generations. The presence of the lake was one reason that we moved into the area 11 years ago, we have seen adders basking in the sun, heron visiting the water, listened and watched the</p>	

Respondent	Comment	Additional info
	<p>variety of other animals and birds who live and use it. Our children have spent many hours marvelling in the wonder of the lake and the immediate area. Having moved from Bristol, the tranquillity and clean air it afforded was welcome and I feel it is a travesty to build on it. There are other brown belt sites in the area which should be prioritised for affordable housing. I fully agree that more housing is needed but the location needs to be reviewed in light of the catastrophic impact it will have on our local environment.</p>	
Wendy Hope	<p>I'm pleased that an attractive site is proposed for affordable housing in Chapel Pill Lane near the Ham Green Lakes.</p>	
TP	<p>I wish to register my objection to the proposed housing development at chapel Pill lane, Ham Green.</p> <p>The site is located within a green belt area, near to penny brohn house and the cycle path.</p> <p>Chapel Pill lane is narrow and increased traffic will put bike riders and walkers at risk.</p> <p>I understand 2 parking spaces are proposed for each property, and it would be very naive to think that these spaces will not be used.</p> <p>As we know people will also visit friends and relatives and this will cause congestion to the surrounding roads.</p> <p>There will also be increased traffic to the development as a result of deliveries to households.</p> <p>The development should not be agreed, just because the land owner is the only person who is</p>	

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	<p>prepared to sell their land, at this stage.</p> <p>There is a disused brown field site near by at Perret way, where buildings are derelict and have even recently been vandalised and set on fire. The regeneration of this brown field site for the housing proposal in my opinion is more suitable.</p> <p>When a green field site is built on , it is lost forever.</p>	
Andrew Nichols	<p>As the invert level of the nearest foul water sewer M/H must be higher than the planned site and that slopes away down to a 'protected' lake what is the solution to take away 15 houses' foul water and rainwater both from roofs and access road surfaces?</p> <p>(Nothing ever came of the 2008 Wessex Water idea of a pumped system to serve Hamgreen to Abbots Leigh.</p> <p>I presume the pipe system would have all landed up near Blackmoor Lane, the local lowest point, to be pumped up and away.)</p>	
Katie Noble Ernst	<p>Myself and my husband would like to register our objection to the proposed neighbourhood plan for Abbots Leigh, Ham Green, Pill, and Easton and Gordano.</p> <p>This is for the following reasons:</p> <ul style="list-style-type: none"> • The Chapel Pill Lane site is in unspoilt Green Belt, beyond the existing settlement boundary directly above Ham Green lake, a local nature reserve and site of nature conservation interest, and is home to many wildlife species, on which it will unacceptably 	

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	<p>overbear. The development will result in significant landscape and visual impacts on open views across an expansive rolling hills area, including a registered park and garden at Leigh Court a registered Grade 2 listed country house. The site is immediately opposite Ham Green House, home to the Penny Brohn Cancer Care charity, another listed building.</p> <ul style="list-style-type: none"> • A planning application for the formation of an access roadway and car park on this site was refused by North Somerset Council on 1st October 2001 and an appeal against that decision was dismissed by the Planning Inspectorate on 9th August 2002. A subsequent appeal to retain a screed track and hard standing constructed during temporary works by Railtrack (now Network Rail) was also dismissed by the Planning Inspectorate on 27th November 2002. Both appeals cited inappropriate development in Green Belt, that would harm the openness of the area, as the reason for refusal. • The housing development will share MetroWest’s rail construction compound and emergency access to the Pill Tunnel that heavy goods vehicles and low-loaders will also use. This will result in a lane widening and pedestrian footpath scheme to reduce the safety risks to the new residents living there, that will urbanise what is now a narrow leafy lane enjoyed by the many walkers, joggers, cyclists and young families who regularly use this route, part of the Avon Cycleway. • There are also concerns that development at this environmentally sensitive location, with its additional infrastructure utility demands including street lighting, rainwater run-off into the lake and foul water drainage, is in conflict with NSC’s green open spaces and climate change agenda. • The application will also have to satisfy the rural exceptions scheme sequential test that other potentially more suitable sites have been considered first, avoiding sensitive locations in Green Belt, unless justified by very exceptional circumstances. There is some 	

Respondent	Comment	Additional info
	<p>evidence that this test has not been satisfied in that a potentially more suitable larger, poorly remediated, landfill open space site owned by North Somerset Council and leased to the Parish Council, could be made available for affordable housing that is within close walking distance of the village services (schools, shops, Post Office, GP surgery, pharmacy and public transport) that people need.</p> <ul style="list-style-type: none"> • Finally, building 15 new homes at Chapel Pill Lane based on an out-of-date housing survey conducted in 2016, is not going to meet the pent-up demand for the many more affordable new homes people need that will have to be catered for in the emerging North Somerset Local Plan in avoiding the need to develop this site. • The level of traffic on the A369 is already out of control. Most of which does not obey the fluctuations in speed control zones through the villages which it passes. There is also a significant risk of increased traffic volume on the Clifton Suspension Bridge which is a structure of great national interest and architectural value to the City of Bristol. Extra footfall and traffic will damage this structure and further gridlock traffic passing over and around it. 	
Katarina Kuvinova	<p>The Chapel Pill Lane site is in unspoilt Green Belt, beyond the existing settlement boundary directly above Ham Green lake, a local nature reserve and site of nature conservation interest, on which the 15 new homes housing development is to be built within 60 metres of the lakeside, that is home to many wildlife species, on which it will unacceptably overbear. The development will result in significant landscape and visual impacts on open views across an expansive rolling hills area, including a registered park and garden at Leigh Court a registered Grade 2 listed country house. The site is immediately opposite Ham Green House, home to the Penny Brohn Cancer Care charity, another listed building.</p> <p>The housing development will share MetroWest's rail construction compound and emergency</p>	

Respondent	Comment	Additional info
	<p>access to the Pill Tunnel that heavy goods vehicles and low-loaders will also use. This will result in a lane widening and pedestrian footpath scheme to reduce the safety risks to the new residents living there, that will urbanise what is now a narrow leafy lane enjoyed by the many walkers, joggers, cyclists and young families who regularly use this route, part of the Avon Cycleway.</p>	
Glynn Macpherson	<p>I wanted to get in touch to oppose development at the green field site on Chapel Pill Lane, opposite Penny Brohn.</p> <p>As a local resident with a young family this area is important to us as green belt and we are daily users of the lane and cycle path, enjoying the natural area with its bird life and other animals.</p> <p>We are concerned about plans to build on this natural green area and an increase in traffic on the small lane both during and following construction.</p> <p>In addition, there are other local areas perfect for redevelopment like the old hospital buildings, which are derelict and dangerous despite efforts to make them safe. Teenagers break into the buildings, vandalise them and climb on its roof spaces. Developing these buildings would fit additional housing into an area already used for housing without reducing green spaces.</p>	
PJM	<p>I have viewed the Neighbourhood Plan (NP) and the plan for the proposed development at Chapel Pill Lane (CPL) Ham Green. Firstly, I would like to record that I am aware there is a need for more housing in the area but I strongly believe the proposed site is not a good and I am strongly opposed to any development there. I have made a series of notes about the the NP and the CPL, I hope they make sense</p>	

Respondent	Comment	Additional info
	<ul style="list-style-type: none"> • There would be greatly increased traffic during and after any construction, thus nuisance from noise, pollution, danger to walkers, cyclists, current residents, users of Penny Brohn. • Dangers of a pinch point between Hays Mays Lane and Hart Close where road bends and two-way vehicle traffic, cyclist and pedestrians, will meet. • Proposed pedestrian access to lower end of Hart Close might take some pedestrian traffic from the proposed development but would be very unlikely to attract use by through walkers and cyclists on the Avon Cycleway. • CPL is on Green belt land when there are other sites nearby in particular the old inpatient buildings along North side of Perrett Way. This is obviously in need of development, has existing access, • The NzP Section 4.2 Primary Objectives mention: minimise impact of road traffic on congestion, parking, safety, and pollution. Also Protect, maintain and enhance Open Spaces, Rights of Way and pathways for walking and Cycling. • The NP Sect 5 Housing, 5.7 Improvement Area 1 makes a very strong case for the Orchard View / SomersetHouse area. Significantly, ' the owner is keen to develop it into mixed-use - ...market and rental housing dwellings (including affordable housing). Additionally, it is 'an already developed, brownfield site ... addresses housing need and demand, might have additional value... to release other local dwellings into the housing market. The scheme would also offer significant local job opportunities.' • In NP Sect 7.1 it states, 'We fully endorse...the importance of Green Belt land, ... as a fundamental feature of the overall character of landscape and environment.' • Sect 7.2 includes Ham Green lakes are noted as A WildlifeSite and a Site of Nature , part of the River Avon Site of Nature Conservation Interest. • The Neighbourhood Plan includes Community Action Policies: (Landowners...) are encouraged to protect the natural landscape (... grassland, hedgerows, streams and ponds) to increase resilience to climate change. <p>I believe that the points I have raised or highlighted from the NP with regard to the CPL give a very strong case against the potential development at CPL and lend considerable support for a</p>	

Respondent	Comment	Additional info
	development at the Orchard View site or elsewhere.	
Local Resident	<p>1. Introduction ‘The plan reflects the communities wishes about the appropriate location of the local development’.</p> <p>This statement was also contained in the draft plan that was issued in April 2020, even though the community weren’t aware that Chapel Pill Lane was the location until after it was published. Whilst clearly there is more awareness now in March 2021, the statement was made ahead of its disclosure. How can this site reflect the community wishes if they are not aware? Aside from that, of the 180 individual responses to the Draft Neighbourhood Plan in September 2020, 84 Agree, 46 Disagree & 50 made no comment regarding Chapel Pill Lane site. Which equates to only 46% of respondents Agreeing with this location. “Community engagement is crucial to the development of this plan” Agreed. Where is the consultation meeting on housing? The provision of affordable housing is the key part of the Neighbourhood Plan. All other Key elements (wildlife, environment, Heritage, Transport) had consultation meetings? However, with particular reference to the location of the affordable housing development, there has been a reluctance to engage with the community sensitive negotiations with landowners are being used as a reason for not disclosing this site. Extracts from the Parish Council below suggest other reasons.</p> <p>Abbots Leigh Parish Council Minutes 15th July 2019 Neighbourhood Plan - when the final stage of the plan was reached, the steering group would need to know which sites would be proposed, and the inspector would be required to visit them. Some sites were more likely not to cause offence. This evidence suggests that the location of the Chapel Pill Lane site was being kept from the wider members of the steering group. Although, 10 of the 16 members were from the PADCLT, Parish Councillors or Alliance Homes all of whom were fully aware of the location. Abbots Leigh Parish Council Minutes 16th September 2019</p>	Local resident.pdf

Respondent	Comment	Additional info
	<p>Neighbourhood Plan-The PC was supportive of the proposals, but suggested there should be caution about being too specific regarding details of potential modest development sites, as most would be exceptions to the greenbelt. This was the steer given by the Parish Council to members of the Neighbourhood Plan team ahead of the Public Exhibition in November 2019.</p> <p>Plan Preparation Process- Exhibitions The below advertisement was published in the Village Voice in November 2019. (see attachment)</p> <p>It asks 'Should we keep the Greenbelt?', 'can we get some affordable housing in?' asking people to 'Come and Have Your Say'. However, the poster below was displayed at the exhibition: (see attachment)</p> <p>This shows an architect's diagram of what a site 'might' look like 'if such a site emerges'.</p> <p>This diagram is identical to the one that has since been published on the Alliance Homes website as part of their pre-planning consultation in February 2021 as below. (see attachment)</p> <p>In contrast, the Orchard View site was disclosed with many photos as below (see attachment)</p> <p>This was displayed even though the Parish Council meeting with David Gillespie (the Owner of Orchard View) to discuss his plans, didn't happen until January 2020, 2 months later. Traffic flow along Chapel Pill Lane was being monitored in October 2019 which is further evidence that this site had already been selected and was being progressed. Pre-Planning Request And finally, as published in the Metro West planning inspectorate hearing papers. GCP architects acting on behalf of PADCLT made a pre-planning application request to Metro West (application no20/P/0598/PR3) for 16 affordable homes on the Chapel Pill Lane site in March 2020, ahead of</p>	

Respondent	Comment	Additional info
	<p>the Neighbourhood Plan being finalised and published for public consultation. Demonstrating again that despite whatever views the public might have on the suitability the site, in response to last summers (reg 14) and the current (reg 16) large sums of public money were already being committed to take this development forward.</p> <p>Response to the Consulation Statement Plan Publicity/6 Week Consultation The consultation document states that publicity started in June? I'm not sure where this was advertised? The documents contained on pages 28&29 are those that were advertised in the August Edition of the Village Voice, and it was posted on the Daily Pill Facebook page on 5th August 2020. The Facebook page has over 4,500 members from the community so I am unsure as to why it wasn't posted on here in June?</p> <p>Page 22 Consultation Document</p> <p>In response to the comment that local residents were aware of the Chapel Pill Lane housing development from March 2019, it is true that a couple of local residents had been made aware of a meeting between the P&DCLT, the owner of the field and the beneficiary of the Right of Way in March 2019. This information did not come from the P&DCLT nor was this their intention to consult with local residents, or for this information to be disclosed at the time. As evidenced above, whilst a plan was displayed at the exhibition in November 2019 which only 118 residents attended, its location was not disclosed. The narrative at the exhibition was 'It's an indicative plan of what an affordable scheme might look like' It was only those couple of residents who had previously been made aware of this site who had discussions with the exhibitors. The first time the community started to become aware of these proposals was not until the June 2020 draft of the Neighbourhood Plan was published and when the plan was made public through informal means on the Daily Pill Group Facebook page August 2020. The point here is that the wider community were not aware and the computer-generated design drawings displayed in November 2019 were subsequently withheld from public view. They were</p>	

Respondent	Comment	Additional info
	<p>not published in any of the draft Neighbourhood Plans which followed, or in the Final draft Plan submitted to North Somerset Council on 2nd November 2020. Nor did they subsequently reappear until the separate Alliance Homes public consultation announced in January 2021.</p> <p>t is only now, due in no small part to a local campaign and to comments appearing on the local Daily Pill Group Facebook page, that residents have become aware for the first time of the extent and impact, of these proposals on green belt and environmental concerns. Liam Fox also visited the site in March 2020 once it became clear that this site was going to be proposed.</p> <p>4.1 Organisation of the Plan The location of Chapel Pill Lane affordable housing proposal contravenes 4 of the primary objectives of the plan:</p> <ul style="list-style-type: none"> • Encourage walking and cycling and ensure the accessibility, convenience and safety of walking routes. • Sustain and enhance the landscape, ecology and bio diversity of the area whilst protecting environmental assets. • Respect, preserve and protect the history and heritage of built environment. • Protect, maintain and enhance open spaces, rights of way and pathways for walking and cycling. <p>5. Housing In 2011 there were 2,416 Households and 80 dwellings were unoccupied. Has any work been done to check if anything can be done with our already 'built environment?'</p> <p>5.4 North Somerset conducted a housing survey in Jan 2017 The plan is relying on a housing survey conducted in November 2016. By the time the houses are ready for occupation this could be 6 years out of date. Even if it can be argued that this is still in</p>	

Respondent	Comment	Additional info
	<p>date, I question its reliability. Evidence on a Daily Pill Post on 4th Nov 2016 about the survey, which had 81 comments showed a lot of confusion over it, and people saying they would have responded differently had they understood the questions.</p> <p>5.5 Housing Strategy Community opinion on the options was tested at public consultations.</p> <p>Exhibition I attended the exhibition and It was made clear to people that voted that as a community we have a choice between the developments. A lot of emphasis was put on the fact, that if you vote for a small amount of development it will stop a larger development. Similar posts have been put up on the Facebook page. Although I'm not sure how one can prevent the other? It was made clear that one of the choices was Markham (1,000 houses) but there was no mention of Chapel Pill Lane, or that the other clusters would be exceptions to the Greenbelt. Would people have voted for this had they had the full facts? Can this survey be relied upon?</p> <p>Northern Corridor Another point to make here, is why has the Parish Council subsequently put forward its Northern Corridor Proposal which opens up the possibilities for 1,000's of houses to be potentially built along the A369 potentially enabling a development like Markham to be tested against this when less than 4% of people voted in</p> <p>Household Survey Lots has been written about how 'consultation is a crucial element of the plan and needs to be evidenced. Various minutes (including Steering Group minutes May 2019) state that a major comprehensive household survey will be conducted as part of the final data collection which was originally planned for October 2019. However, this changed. The reason this changed is reported in the Easton-In-Gordano minutes of September 2019 as now not being required due to the exhibitions. However, the Abbots Leigh Parish Council minutes 16th Dec 2019 minutes state that 171 people attended the exhibitions and 118 responses were received. I note the Neighbourhood</p>	

Respondent	Comment	Additional info
	<p>Plan shows this to be 206 & 150? Either way, is this what you would call a comprehensive household survey of the 6,979 residents in PEIG? North Somerset Council state that in the case of rural exceptions sites, the process will be bottom-up championed by the local community, based on this I'm not sure how that applies here?</p> <p>5.6 Proposals 2020-2026 Whilst I fully support the need for affordable housing, it must be on the right site. The reason given for the selection of this site is because 'it is the only site in which a landowner is prepared to engage'. What about Brookside? this is already in public ownership and in part Brownfield.</p> <p>Brookside It has been discounted on the basis that it is Greenbelt and is a recreational play area, the village already has many recreational play areas and open spaces. Whilst over the past few months there has been some work put in to improve this area, it has not been used for years. The small stream and play area can be kept and will make a nice space for the residents that could live here. It is closer to the local shops and services, which is a need that came to of the 2016 housing survey. It is within the current settlement boundary therefore it makes it a more sustainable location, reducing the 1000's of unnecessary extra car journeys that will be created by the current proposal. This will also help to meet NSC climate change agenda.</p> <p>Site Assessment It brings into question, have all other sites been adequately assessed? NSC state that for the Rural exceptions policy to be valid a thorough site assessment must be carried out wider issues than simply the merits of a particular development proposal. Where are the minutes from the other site meetings?</p> <p>Eden Business Park. There are plenty of sites available to let here, there is a plot for sale by Summerfield, which could accommodate a number of houses and I'm sure many more will become available as the</p>	

Respondent	Comment	Additional info
	<p>true impact of Covid hits businesses, and working from home becomes the new way of working. With the planning laws relaxing allowing for changes in use from commercial to residential is this now not worth exploring? There is housing in the area already? And its prioritizing Brownfield over Greenbelt in line with government policy. The Mayor of Bristol is also championing this as housing solution, on from Bristol declaring an ecological emergency.</p> <p>Improvement Area 1 Orchard View Mixed Tenure Site This site is in urgent need of re-development; however, this site would be put to better use if it was turned into a mixed tenure housing development including both private and more affordable housing? A privately owned care home will not meet local need and housing is the priority.</p> <p>Planning Applications</p> <p>A previous planning application for a care home to be built has been turned down. By putting this into the NP as a care home we run the risk of losing this site and an opportunity to apply pressure to the owner to turn this site into a full mixed tenure housing development both affordable/private. As yet there are no designs only informal discussions with planning. What is there to stop the owner simply changing his mind and we end up with no affordable housing? A lot of the NP has been taken up with what feels like nothing very tangible at this stage. Referring to the earlier note in the Parish Council minutes that some sites were more likely to cause offence, maybe this was contained in the NP as it is Brownfield and it will help to offset the destructive nature of the Chapel Pill Lane Development.</p> <p>Traffic Flow The background paper for transport completed by Peter Evans partnership doesn't seem to have taken any account of the traffic that will be impacted on at Macrae Road or Hart Close, nor the mini roundabout at Lodway Cricket Club if the proposed development went ahead. Macrae Road already has Parking for 320 cars, plus 80 at Penny Brohn, plus the existing houses</p>	

Respondent	Comment	Additional info
	<p>down Hart Close and Chapel Pill Lane. With the development houses plus the 16 proposed for Chapel Pill Lane, has the combined impact of 2 developments been accounted for?</p> <p>Improvement Area 2 Chapel Pill Lane Greenbelt/SNCI & NSC Wildlife Site The site is within the Greenbelt. The boundary is within 20m of Ham Green Lake, which is a NSC Wildlife Site and an SNCI site. This has been identified in the Neighbourhood Plan as an environmental asset. There will be significant detrimental effect on the landscape setting of Ham Green Lakes, and the wildlife it supports including many protected species slow worms, grass snakes, Tawny Owls, Stoats, Hedgehogs and Bats.</p> <p>Wildlife/Environment/Biodiversity One of the recommendations for Protecting, managing & enhancing semi natural habitats (referred to in Appendix 2 Landscape, Environment & Biodiversity) is to create ponds for the benefit of wildlife in general and enhancement of the landscape character. We have a huge pond in Ham Green Lake that has been there for 300 years, within a historic landscape setting that we are proposing to destroy.</p> <p>Scale of Development The consultation statement claims that this is a small part of the whole field. This is not the case. The development is 2 acres and the field is 4 acres, this will eat up almost half of the area and therefore within the context of the field and the lake this is a large development that will have a significant including the narrow lane.</p> <p>Avon Trail/Safety The access to Chapel Pill Lane is less than 3m wide in some parts. This is the only access point to the Avon Trail which has an average weekday flow of 279 cyclists (pre covid), not including walkers and runners. In May 2020 this increased to an average of 900 per day. There is already</p>	

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	<p>450 cars on average per day using this narrow lane, including Farm vehicles and soon to be added HGV's from the Metrowest project. How can adding a further 30 cars here ensure safety? I do not believe the footpath in Hart Close will be used, except for those at the end of the development. Therefore, the likelihood is that a lane widening and pedestrian footpath scheme will be required to reduce the safety risks to the new residents living there. This will further urbanise what is now a narrow, picturesque leafy lane enjoyed by the many walkers, joggers, cyclists and young families who regularly use this route, part of the Avon Trail.</p> <p>Enjoyment of Right of Way The background paper on landscape, environment and bio-diversity specifically states a characteristic of the area which contributes to the enjoyment of the area is the network of rights of way. The Avon Trail is widely used by visitors and local residents. The right of way and enjoyment of those using the lane will be compromised should the development go ahead.</p> <p>Rolling Farmland/Historic Landscape What about the character area known as Avon Rolling Farmland? The development will also result in significant landscape and visual impacts on open views across an expansive rolling hills area, including a registered park and garden at Leigh Court a registered Grade 2 listed country house. The site is immediately opposite Ham Green House, home to the Penny Brohn Cancer Care charity, another listed building.</p> <p>Heritage/Listed Building I'm not sure how the location of the housing is respecting, preserving and protecting the history and heritage of Ham Green House? Let alone the light and noise pollution it will inevitably bring to an environment where the people who visit are desperately seeking peace and tranquility.</p> <p>Metro West A lot of emphasis is being made on the fact that Metro West are digging up the field and this is being used as a reason to dig up a further 2 acres. Metro West however are only digging up a</p>	

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	<p>tiny part to put in a single track for emergency access, and are re-instating hedgerows, there will be no permanent lighting and a lot of the flat sections will be constructed of grasscrete to minimise environmental impact. Unlike the proposed housing development, they are not going anywhere near the Oak Tree in the centre of the field that has high bat roost potential, and will not need to widen the lane, which will no doubt be a requirement of the housing development.</p> <p>Previous Planning Application</p> <p>A planning application for the formation of an access roadway and car park on this site was refused by North Somerset Council on 1st October 2001. There were 2 appeals against that decision both were dismissed in 2002. Reasons being inappropriate development in the greenbelt.</p> <p>Site Assessment</p> <p>Rural exceptions policy states that other potentially more suitable sites have been considered first, avoiding sensitive locations in Green Belt. As mentioned A planning application for the formation of an access roadway and car park on this site was refused by North Somerset Council on 1st October 2001. There were 2 appeals against that decision both were dismissed in 2002. Reasons being inappropriate development in the greenbelt.</p> <p>Site Assessment</p> <p>Rural exceptions policy states that other potentially more suitable sites have been considered first, avoiding sensitive locations in Green Belt. As mentioned previously, what about Brookside?</p> <p>Summary</p> <p>I do not feel this Plan has been properly thought through or that there has been sufficient levels of consultation and communication regarding the housing strategy and plans. Not only is this site wrong due to the proximity of Ham Green Lakes and all the wildlife it supports, but also because of its proximity to Penny Brohn and a hugely popular Avon Tail. A</p>	

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	<p>further 30 cars on this single track would make the entrance to Chapel Pill Lane extremely dangerous. Plus, there are other more sustainable sites closer to the shops and services that can deliver this need.</p> <p>Orchard View should be removed from the NP as a care home, putting more pressure on the owner to change its use to a mixed tenure housing development with more affordable housing than what is currently being offered.</p> <p>My thoughts are that we should wait for the NSC Local Plan to be set out and then revisit our Neighbourhood Plan to tie into this for the next 15 years, rather than rush and it become out of date within a few years.</p> <p>The Government have recently tightened up their policy on developing in the Greenbelt and we are coming out of a global pandemic where we all have a renewed appreciation of our green spaces and the huge benefit; they bring to both our physical and mental wellbeing.</p> <p>The current Neighbourhood Plan, with all its contradictions, is a very difficult compromise. I hope we can work together in a more open and transparent way and find a more sustainable solution to ensure the local housing needs are met, whilst protecting our environmental assets, our heritage, and wildlife.</p>	
Donald Davies	<p>Fully support this development to provide much needed affordable rental housing for local people, providing local housing is key to creating a sustainable community.</p>	
L Hocking	<p>As well as my objections to the process of producing the Neighbourhood Plan, I also object specifically to the inclusion of the proposed Chapel Pill Lane affordable housing scheme in the plan for the following reasons:</p> <p>1) we have not been told if extra Neighbourhood Plan funding to the parish councils relied on</p>	

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	<p>an affordable housing site being included, so potentially the parish council has been leveraged into agreeing a site allocation,</p> <p>2) the choice of site is inappropriate (selected by PDCLT because cheap and landowner willing to sell, not because it is the best location for affordable housing nearest services)</p> <p>3) the Housing Need Survey provided by PDCLT, referenced in the Housing Background paper of the NP, is used to justify inclusion of proposed Chapel Pill Lane site but it is out of date and uses unsound data. The housing need/income data commissioned by PDCLT in 2016 is too small a sample and questionable and is not transparent in many ways, for example</p> <ul style="list-style-type: none"> -29 households were identified as in housing need in 2016, of which 15 were needing one-bedroom properties yet the survey conclusion states it is not always viable or sensible to construct one-bedroom properties (which perhaps is what the respondents could afford) - Just under 30% of respondents were in late teens and 20s, at the beginning of their careers, living with parents and relatives, should we as a society build houses so teenagers can move out from parents' houses. If all teenagers who want to move out are allocated affordable/social housing the housing shortage would be vastly greater than it is. Is it standard practice to include this category in housing need? - The income data was for the respondents at the time of the survey and the housing need was in many instances in the future, so it is reasonably obvious that, for example, the teenagers' and others' income might be insufficient to rent a property at the time of the survey, yet for up to 30% this is being included as justification for and as evidence for the exceptional circumstances for building affordable housing on Green Belt - Whether the survey is sufficiently up to date as claimed in the NP section 5.5. The NP steering group, parish council and PDCLT, are all using the Housing Need Survey data and stated that 	

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	<p>they checked with NSC as to whether the survey could still be considered up to date and NSC confirmed that it was. I am asking who gave this confirmation and were they independent of the individuals and organisations who initiated , compiled and then used the survey data.</p> <p>4) Deprivation in Pill West - the LSOA sits at 37.7% from government's indices of deprivation - just below 40%, so not even in the bottom third of most deprived LSOAs in England. There is no denying that some people need social housing but using the relatively moderate level of deprivation as an exceptional circumstance to justify allocating a site on pristine greenbelt land doesn't stand up to scrutiny.</p> <p>5) Pristine green belt, beautiful, site of nature conservation interest, significant detrimental impact on landscape, wildlife, noise, air and light pollution from the build and subsequently from the development.</p> <p>6) Severe damaging long-term impact on work of the Penny Brohn Cancer Care charity, a charity with a national profile. The Neighbourhood Plan offers the derisory solution that the garden is big and Penny Brohn visitors should use the other side of the garden, this displays a cavalier attitude to Penny Brohn's work. The Neighbourhood Plan offers nothing to alleviate this except some trees to screen the site which will take 5+ years to form any significant screen. Consultation with Penny Brohn has been inadequate, and I request the Examiner visit the site and the charity to fully comprehend the potential impact.</p> <p>7) Previous planning applications at the proposed Chapel Pill site have been refused by North Somerset Council (and refused on appeal by the Planning Inspectorate) as inappropriate development in Green Belt that would harm the openness of the area</p> <p>8) Narrow rural lane - there will be a large amount of traffic during construction and subsequently, this will cause major safety issues as route is popular exercise/dog walking route and is the main Avon cycleway joining towpath into Bristol, and combined with proposed shared</p>	

Respondent	Comment	Additional info
	<p>access with Metrowest trucks the character of the lane will be destroyed and air pollution levels will increase exactly where many people are walking/running/cycling.</p> <p>9) Alternative open ground sites within the ownership of North Somerset Council and leased to Pill and Easton-in-Gordano Parish Council have been discarded from consideration and should be re-examined in the sequential testing of alternative sites that are very much closer to the village services</p> <p>10) No substantive evidence has been provided of neighbouring authorities being consulted on site availability before this Green Belt site was provisionally allocated for inclusion in NP; the sequential test for justifying the selection of this rural exception site does not appear to have been followed</p> <p>11) The local connection justification for allocating the site -the 'local connection' restriction on who can live in the affordable housing is strongly promoted as a good reason for local people to overlook the drawbacks and accept building on green belt land. However the 'local connection' restriction discriminates against the people who are most in need of housing but don't have the 'local connection', for example those needing to relocate to the parish for work or other reasons. Is the provisional allocation of the Chapel Pill site on pristine greenbelt land justified if the housing is not for those in most housing need but those can afford 80% market rent and have a local connection? A detailed description of what constitutes a Local Connection to justify this incursion into Green Belt needs to be provided.</p> <p>Altogether I reject this version of the Neighbourhood Plan. The Chapel Pill Lane site particularly should not be provisionally allocated in the Plan as I believe there is too much conflict of interest that has created a public perception of an excessive level of control of the process, content and outcome, by a few people which is not representative of the parish as a whole. The decision on this Neighbourhood Plan and the resultant planning applications should be made outside of North Somerset Council, preferably by call-in to the Secretary of State for Housing,</p>	

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	<p>Communities and Local Government in relation to Green Belt policy, to demonstrate to the public absolutely clearly that there is no untoward influence and no conflicts of interest. At the very least the Independent Examiner, at the examination stage, should conduct a public hearing on these issues to provide the necessary level of public confidence and assurance in the processes that have been followed.</p> <p>Thank you for reading and taking into account these comments.</p>	
Ian McNeil	<p>We have lived in Hart Close since 2008 and have enjoyed the tranquil surroundings of the area. We have walked down the narrow road that is Chapple Pill Lane to the Lake many times. The wild life around the lake is wonderful and we have been able to see deer, rabbits, birds and lots more wild life.</p> <p>The proposed affordable housing development on Green Belt Land in my opinion is a disappointment, as there are more suitable sites in surrounding areas. If we keep using Green Belt Land to build houses on, then eventually we will have no area of green space to enjoy with our families.</p> <p>Please can you as councillors for the people of North Somerset oppose this proposed development as it has many residents that are also against it.</p> <p>The Prime Minister recently on Prime Ministers Question Time said the government was opposed to the building of houses on Green Belt as there is plenty of brown field sites available.</p>	
Pill and District CLT	<p>This response has been prepared by the Board of Pill and District Community Land Trust on behalf of the 101 members from the local community.</p>	

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	<p>The Community Land Trust, which has been set up for the benefit of the communities of the two parishes of Pill and Easton in Gordano and Abbots Leigh, welcomes the Neighbourhood Plan which covers the same geographical area as the Community Land Trust</p> <p>The Primary Objectives of the Neighbourhood Plan, stated in section 4.2, relating to housing, traffic, walking and cycling, open spaces and Rights of way, local jobs, local ecology, heritage, climate change reduction, community cohesion, and improvement areas all fit closely with the wider interests of the Community Land Trust.</p> <p>The Plan addresses the sustainability of the local community in the widest sense addressing local homes, local employment, low carbon initiatives and the benefits of active travel.</p> <p>It is important to future proof the community and respond to the challenge of how the community can evolve as people look to move out of cities, whilst maintaining sustainable local settlements.</p> <p>The first initiative of the Trust, in response to a local housing survey, has been the development of affordable housing and the Trust particularly welcomes the strong support for affordable housing for local people in sections 5.4 to 5.8 of the Plan.</p> <p>The Trust has undertaken community consultation on its housing proposals but It is unfortunate that the proposals of the CLT scheme on Chapel Pill Lane, identified in the Plan, have attracted a coordinated opposition, partly based upon some misrepresentation of the scheme, in local social media and publicity. That campaign has sadly diverted local attention away from the wide area of subjects covered within the plan that are worthy of support.</p> <p>The owner of the Lake has been working with the CLT throughout the development of the scheme and has agreed that the surface water run of from the scheme can discharge into the lake subject to all the necessary environmental protection measures being in place. Other concerns raised about local the ecological, archaeological and heritage issues relating to the Chapel Pill Lane</p>	

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	<p>scheme have been addressed in our impact studies which will inform a planning application.</p> <p>It is the Trust's aim to contribute to the delivery of the Plan, both through the Chapel Pill Lane scheme and possibly further initiatives.</p>	
Kamala	I support this development.	
Timothy Grice	Agree	
Timothy Grice	Yes	
Simon Bluck	<p>Thank you for the opportunity to comment on the Abbots Leigh, Ham Green, Pill and Easton in Gordano Neighbourhood Plan.</p> <p>In summary, due to the proposal to develop the field bordered by Chapel Pill Lane, Hay Mays Lane and Ham Green Lake (the Field) I do not support either the development or the Neighbourhood Plan (NHP).</p> <p>I have several reasons for opposing the development:</p> <ol style="list-style-type: none"> 1. The Field is in Green Belt and commands outstanding views from the Chapel Pill Lane and Ham Green House (a historic Grade 2 listed country building occupied by Penny 	

Respondent	Comment	Additional info
	<p>Brohn Cancer Care) across towards a registered park at Leigh Court (also a historic Grade 2 listed country building). The development would block this view.</p> <ol style="list-style-type: none"> 2. The Field is above Ham Green Lake, a noted conservation site, with significant wildlife which is supported by the adjacent Field. The development will come to within 60m of the lake so the impact on the wildlife in the Field and the lake will be significant and its loss cannot be replaced. 3. Previous planning applications in 2001 and appeal in 2002 to construct an access track and car park within the Field were dismissed by North Somerset Council (NSC) as an inappropriate development in Green Belt and the harm it would cause to the openness of the area. 4. Improved access will be required for the St Katherine's end of Chapel Pill Lane to accommodate the additional traffic caused by the development. This will remove hedgerows and urbanise the leafy country lane enjoyed by many walkers, joggers and cyclists. 5. The proposed development appears to share its access with the access required by Metrowest to refurbish the Pill Railway Tunnel and to provide the emergency access to the tunnel when passenger services begin. This appears to be intrinsically unsafe. 6. Concerns need to be addressed that due to the environmentally sensitive location of the Field that the infrastructure of the development, such as street lighting, rainwater water run off to the lake and foul water drainage is installed such that it is not in conflict with NSC's Green Open Spaces and Climate Change Policies. 7. I believe this development application needs to satisfy the rural exceptions schemes sequential test in that all more suitable sites have been fully evaluated first. Such sites 	

Respondent	Comment	Additional info
	<p>exist such as Bookside and Somerset Lodge (currently derelict and burnt out) which are closer to all amenities than the Field.</p> <p>On a procedural point NSC are preparing a Local Plan for 2020-2038 but this has not yet been approved. It appears the proposed NHP for 2020-2026 is seeking approval before the NSC Local Plan is approved! Surely the larger Local Plan should be approved first followed by the smaller NHP's??</p> <p>In conclusion, I object to the Chapel Pill Lane housing development, I object to it being included in the NHP and object to the NHP being approved before the NSC Local Plan is approved.</p>	
Jean Legge	<p>I am writing to voice my opposition to the above development as a local resident. I consider this site to be totally unsuitable for a number of reasons.</p> <ol style="list-style-type: none"> 1: The site is green belt land. 2: The existing Lane is narrow and already busy with walkers, cyclists, farm traffic and vehicles visiting The Penny Brohn Cancer Care Centre. 3: The peace and tranquillity of the above mentioned centre will be disturbed by further traffic and building noise. 4: There is a nearby brownfield site (Somerset Lodge and Orchard View, part of the old Ham Green Hospital) which is nearer to local amenities and much more suitable for development. 5: The site above Ham Green lake is a nature reserve, home to many species of wildlife, such as newts, slow worms, owls, kingfishers and more. It is a local beauty spot and should be preserved as such. 	

Respondent	Comment	Additional info
	<p>6: There appears to be included in the proposal, a walkway opening up the bottom end of Hart Close and the development. I live in Hart Close and do not want additional traffic, even if pedestrian passing through.</p> <p>7: I recognise the need for affordable housing for local people, but believe there are better places to build.</p> <p>My points are not in any particular order, just a stream of thoughts.</p>	
Alison Tucker	<p>Thanks you for giving me the opportunity to view the Neighbourhood Plan for Abbots, Leigh, Ham Green, Pill and Easton-in-Gordano and for welcoming comments. After a lot of research and thought, I am oppose to the Chapel Pill Lane development and have given my reasons below.</p> <p>I have lived in Ham Green since 2020 at the start of the St Katherines Park development and it was the best decision I made about purchasing a property. Its wonderful to have such lovely neighbours and be part of the Pill, Easton-in Gordano and Ham Green village community as well as being able to enjoy such beautiful countryside on the doorstep. During lockdown especially this countryside has been enjoyed by so many different people with increased numbers of dog walkers, cyclists and families visiting and enjoying our green spaces. Due to travel restrictions this has also helped with pollution with less cars being on the road by travelling further. I really hope this continues once lockdown is over. The council look after these green spaces well and I really appreciate all the health and well-being benefits this beautiful neighbourhood provides.</p> <p>I am very keen to ensure that everyone is treated equally in life and housing is made available for all. I am not driven by class or money just loving and appreciating everyone for who they are. My family is very diverse eg social background, race and sexual orientation but once thing we all have in common is enjoying the outdoors and nature.</p>	

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	<p>However, I really am opposed to the Chapel Pill Development. As you walk down Chapel Pill Lane you enter an area of pure peace other than the wonderful sounds and sights of nature. The Penny Brohn site of which I am a client creates a air of serenity with its beautiful gardens and walking along the lane is just wonderful. Yes there is a bit of traffic to the farm, cottages and lake and its awful when the vehicles occasionally speed past you but I appreciate being able to relax and get away from the pressure of the world. To create more housing seems out of place there and will drive our wildlife away by creating more traffic and noise.</p> <p>In addition, I do not believe the road infrastructure can cope with any more traffic. The lorries, vans and cars scarily speed along Macrae Road, probably both St Katherine’s Park residents and the Business Park visitors and looking from my window I often have to hold my breadth just hoping that people of all ages especially young children, elderly people or dogs are not crossing the road when a fast vehicle approaches. I appreciate that that the speed of vehicles may be a separate issue that needs addressing but the volume has significantly increased over the last 20 years, in particularly the heavy lorries and vans that go to the business park and I believe it just can’t cope with anymore, not just from additional residents but with all the builders trucks, lorries, delivery vehicles and so on.</p> <p>I would be grateful if you would please give my comments your serious consideration.</p>	
Pippa Bluck	<p>Having considered the Abbots Leigh, Ham Green, Pill and Easton in Gordano Neighbourhood Plan, please find below, my comments on it which i would appreciate being considered.</p> <p>Due to the proposed development of the field off Chapel Pill Lane, Hay Mays Lane and Ham Green Lake, I do not support either the development or the Neighbourhood Plan (NHP) proposals.</p> <p>I have several reasons for opposing the development:</p>	

Respondent	Comment	Additional info
	<ol style="list-style-type: none"> 1. The Field is in Green Belt and commands outstanding views from both Chapel Pill Lane and Ham Green House (a historic Grade 2 listed country building occupied by Penny Brohn Cancer Care) across towards a registered park at Leigh Court (also a historic Grade 2 listed country building). The development would block this view not only for Penny Brohn users but also for walkers, cyclists and other users of Chapel Pill lane of which there are many. 2. The Field is above Ham Green Lake which is a noted conservation site, homing significant wildlife which is supported by the adjacent Field. The development will come to within 60m of the lake so the impact on the wildlife in the Field and the lake will be significant and its loss cannot be replaced. 3. Previous planning applications in 2001 and the appeal in 2002 to construct an access track and car park within the Field were dismissed by North Somerset Council (NSC) as an inappropriate development in Green Belt and highlighted the harm it would cause to the openness of the area. 4. Improved access will be required for the St Katherine's end of Chapel Pill Lane to accommodate the additional traffic caused by the development. This will remove hedgerows and urbanise the leafy country lane enjoyed by many walkers, joggers and cyclists. 5. The proposed development appears to share its access with the access required by Metro West to refurbish the Pill Railway Tunnel and to provide the emergency access to the tunnel when passenger services begin. which appears to be intrinsically unsafe. 6. Concerns need to be addressed that due to the environmentally sensitive location of the Field that the infrastructure of the development, such as street lighting, rainwater water run off to the lake and foul water drainage is installed such that it is not in conflict with 	

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	<p>NSC's Green Open Spaces and Climate Change Policies.</p> <p>7. I believe this development application needs to satisfy the rural exceptions schemes sequential test in that all more suitable sites have been fully evaluated first. Such sites exist such as Brookside and Somerset Lodge (currently derelict and burnt out) which are closer to all amenities than the Field.</p> <p>On a procedural point NSC are preparing a Local Plan for 2020-2038 but this has not yet been approved. It appears the proposed NHP for 2020-2026 is seeking approval before the NSC Local Plan is approved! Surely the larger Local Plan should be approved first followed by the smaller NHP's??</p> <p>In conclusion, I object to the Chapel Pill Lane housing development, I object to it being included in the NHP and object to the NHP being approved before the NSC Local Plan is approved.</p> <p>Thank you for considering my comments.</p>	
David and Jaquie Vowles	<p>We wish to register our strong objections to the proposal to build 15 new homes on Chapel Pill Lane for the following reasons :</p> <ul style="list-style-type: none"> • The site is within the Green Belt, is a local nature reserve, and this development and would have a severe visual impact on surrounding views of the open countryside. • The Ham Green Lake is a historic beauty spot benefiting not only the local community as a place of peace and tranquillity but also city dwellers from Bristol who use the cycle track. • The building of these new homes is based on an out of date housing survey made in 2016 that does not meet the now much larger needs for new housing. • There are already congestion and parking problems along Macrae Road which leads onto 	

Respondent	Comment	Additional info
	<p>Chapel Pill Lane and further traffic will have a detrimental effect on this.</p> <ul style="list-style-type: none"> • There are other more suitable sites available (the land at Brookside and the portion of land on St Katherine's Park which was to have a care home built on it which is now derelict) that would not need to misappropriate Green Belt land. <p>The policies behind this development are at odds with North Somerset Council's green credentials - the re-wilding of the Green opposite Macrae Road for instance which is less than a mile away from the proposed site. We should be aiming to protect the Green Belt for future generations and - once it's gone you can never replace and all that will be left is urban sprawl.</p>	
Pearl Rae	<p>I understand, in these present times, our need for new affordable housing is extremely important, however, there is a massive price to pay if green belt land is used as a 'first port of call'.</p> <p>The land being proposed for development in Ham Green is extremely valuable, particularly in these modern times of climate change, and our need to reduce carbon levels. We need to protect our wildlife and this highly valuable green belt at all costs, and housing development planners must look at brown field sites first. These sites may cost more to develop, but there is always a price to pay for getting the balance correct in house building.</p> <p>The added combination of increased traffic and the subsequent increase in pollution, less green space, more people using the services of our local village, needs to be planned with care, so as not to overwhelm.</p> <p>Also the the position of the proposed development, right opposite The Penny Brohn Centre is far from ideal, as the building of these sites cause significant disruption and noise.</p> <p>I also understand that if this site goes ahead, there will be more to follow, which of course</p>	

Respondent	Comment	Additional info
	<p>further adds to the pressure.</p> <p>I therefore object to this proposed development and the process by which it's being pushed forward, without proper consultation with the community so that they understand the bigger picture.</p>	
<p>Charlotte Heffernan and Stephen Mayes</p>	<p>As residents of Abbots Leigh. We firmly OBJECT to any development to Greenbelt areas in our area. The Greenbelt is there for a reason and should remain so. New housing will have a devastating impact on wildlife and those who live here. Residents and people who live in the built up areas of Bristol have been so grateful to have access to green open space during Covid. We need to be creating more green open spaces. Affordable housing in this area would not help the housing crisis as it is too far out of the city where jobs are.</p>	
<p>Andrea Gordon</p>	<p>I am writing to oppose development of land at Chapel Pill Lane which appears to conflict with the Neighbourhood Plan key objective is to maintain, protect and preserve the Green belt. This is pure Greenbelt not green belt infill and is an area of outstanding natural beauty with diverse wildlife including protected species such as bats, dormice, newts & deer.</p> <p>The Chapel Pill Lane site is in unspoilt Green Belt, beyond the existing settlement boundary directly above Ham Green lake, a local nature reserve and site of nature conservation interest, on which the 15 new homes housing development is to be built within 60 metres of the lakeside, that is home to many wildlife species including bats, dormice, toads, deer and a variety of birds including owls, Kingfishers, House Martins, Woodpeckers, which the development will unacceptably overbear. The development will result in significant landscape and visual impacts on open views across an expansive rolling hills area, including a registered park and garden at Leigh Court a registered Grade 2 listed country house. The site is immediately opposite Ham</p>	

Respondent	Comment	Additional info
	<p>Green House, home to the Penny Brohn Cancer Care charity, another listed building.</p> <p>A planning application for the formation of an access roadway and car park on this site was refused by North Somerset Council on 1st October 2001 and an appeal against that decision was dismissed by the Planning Inspectorate on 9th August 2002. A subsequent appeal to retain a screed track and hard standing constructed during temporary works by Railtrack (now Network Rail) was also dismissed by the Planning Inspectorate on 27th November 2002. Both appeals cited inappropriate development in Green Belt, that would harm the openness of the area, as the reason for refusal.</p> <p>The housing development will share MetroWest’s rail construction compound and emergency access to the Pill Tunnel that heavy goods vehicles and low-loaders will also use. This will result in a lane widening and pedestrian footpath scheme to reduce the safety risks to the new residents living there, that will urbanise what is now a narrow leafy lane enjoyed by the many walkers, joggers, cyclists and young families who regularly use this route, part of the Avon Cycleway.</p> <p>The planning application for the proposed development will have to demonstrate, against the background of previous Planning Inspectorate appeal decisions refusing development at this site, that the benefits of building affordable housing here will outweigh the harm to the openness of the Green Belt and related habitat and environmental considerations. There are also concerns that development at this environmentally sensitive location, with its additional infrastructure utility demands including street lighting, rainwater run-off into the lake and foul water drainage, is in conflict with NSC’s green open spaces and climate change agenda.</p> <p>No consideration has been given for foul water with the pumping station at Hart Close at capacity with Bristol Wessex contacted on a regular basis to remove blockages. Storm water run-off from St Katherine’s development in to Ham Green lake would also be impacted.</p>	

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	<p>The road infrastructure into St Katherine's is poor with insufficient parking for the business park which already impacts St Katherine's residents. The development of Chapel Lane and the old nursing home do not appear to consider the congestion the additional cars and traffic will cause.</p> <p>When the business park was originally planned seven offices were proposed there are now fourteen/ fifteen plus one plot for an additional office is for sale. These have never been at capacity but there is insufficient parking which already Impacts residents with both traffic flow and parking. Due to the business parks location very, few staff travel by bus with a majority travelling by car. With a further office proposed which will only add further to the congestion. During September 20 a pedestrian was knocked over on Macrae road by the junction with Fitzharding which meant traffic could not go to or leave St Katherine's Park causing absolute chaos during the offices close of day.</p> <p>The application will also have to satisfy the rural exceptions scheme sequential test that other potentially more suitable sites have been considered first, avoiding sensitive locations in Green Belt, unless justified by very exceptional circumstances. There is some evidence that this test has not been satisfied in that a potentially more suitable larger, poorly remediated, landfill open space site owned by North Somerset Council and leased to the Parish Council, could be made available for affordable housing that is within close walking distance of the village services (schools, shops, Post Office, GP surgery, pharmacy and public transport) that people need.</p> <p>During 2019 I spoke to Donald Davies, Head of NSC and he confirmed of all the land which the Pill & District Community Land Trust were considering this would be his last choice due to its location, poor access and topography of the land being on a hill.</p> <p>The building of 15 new homes at Chapel Pill Lane would be over development of the site and is based on an out-of-date housing survey conducted in 2016, which is not going to meet the pent-up demand for the many more affordable new homes people need that will have to be catered for in the emerging North Somerset Local Plan in avoiding the need to develop this site.</p>	

Respondent	Comment	Additional info
	<p>Finally, there are brownfield sites in the area and council owned land such as Brookside which appear to meet more of the affordable housing needs in that they are within close walking distance of the village services (schools, shops, Post Office, GP surgery, pharmacy and public transport) that people need but these appear to have been discounted and not given the consideration required.</p>	
<p>Peter Blackett and Julie Knight</p>	<p>We are objecting to the proposed housing at Chapel Pill Lane, Ham Green as we consider this is an inappropriate site for housing.</p> <p>We object to the proposed <u>Chapel Pill Lane</u> development for the following specific reasons:</p> <p>It is Green Belt land. Surely the reason for the Green Belt is not to build on it. If permission was granted we would be concerned that this would set a precedent for the future.</p> <p>Chapel Pill Lane as it is, is a quirky, interesting area much enjoyed by walkers, families and cyclists in pursuit of leisure and exercise. This is also an area with lots of wildlife. As you go along the lane there are some lovely buildings - Penny Brohn's HQ and views of Leigh Court and woodlands. To build this many houses here will completely change the rural character of the area. Then surely there is also a safety aspect for children in the new housing living so close to the lake and the railway line. This will probably result in unsightly high fences being erected.</p> <p>Traffic problems and potential accidents. Chapel Pill Lane is a narrow single track lane with blind bends. It already serves a considerable amount of heavy farm traffic, traffic from Penny Brohn, existing housing and a large number of vehicles going to and from the fishing lake. It is also heavily used by cyclists as it is part of the National Cycle Route number 41. It is also well used by walkers. This development would greatly increase the amount of traffic and make it more dangerous for all users.</p>	

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	<p>At the same time as Chapel Pill Lane development is being proposed, we understand that the <u>Orchard View</u> site is going to be redeveloped.</p> <p>Whilst we are not happy with the existing derelict buildings at Orchard View, the proposed development there is too large, and with staff, deliveries, visitors and housing would add a considerable amount of extra traffic which Macrae Road will struggle to cope with.</p> <p>We live on Macrae Road and walk our dog around the green and along the cyclepath and have seen and experienced the existing problems with the traffic, the road is at times congested and dangerous to both vehicles and pedestrians, especially children and animals. Either of these developments will just make the situation worse as Macrae Road is the only access to these sites. If both developments go ahead the resulting traffic would increase the problems greatly.</p> <p>Right from the junction at the mini roundabout with Ham Green to the Business Park the road is dangerous. It is narrow, with many blind junctions and bends, the 'traffic calming' chicanes are all badly situated and cause some drivers to race to get through them. These proposed developments would increase traffic considerably and would have an impact on traffic congestion in the area.</p> <p>We already have considerable traffic along Macrae Road, including the following:</p> <p>Rush hour twice a day from the Eden Business Park (sometimes driving very fast)</p> <p>Traffic to and from Penny Brohn.</p> <p>Farm traffic - very large tractors including milk tankers, combine harvesters and articulated delivery lorries.</p> <p>Congestion along Macrae Road is also caused at times by extra on-street parking. At the moment</p>	

Respondent	Comment	Additional info
	<p>we already get extra people parking in Macrae Road including:</p> <p>From the Business Park</p> <p>Penny Brohn</p> <p>Lodway Cricket Club</p> <p>Football pitches</p> <p>When there are sports events (most weekends) the road is virtually blocked.</p> <p>As access to Paradise Bottom and Leigh Woods has become more restricted we have noticed more people parking on Macrae Road and using the cyclepath to get to those areas.</p> <p>Unless the plans include sufficient on-site parking spaces (which they probably do not) these developments would cause increased parking on Macrae Road, adding to the congestion.</p> <p>Obviously traffic is at a reduced level at the moment because of Lockdown, but once restrictions are lifted we're sure they will return to previous levels.</p>	
Lee Furniss	<p>North Somerset Neighbourhood Plan - Comments on use of Greenbelt for a housing development on Chapel Pill Lane in Ham Green</p> <p>I am opposed to this development for the following reasons:</p>	

Respondent	Comment	Additional info
	<p>1. Proposal based upon and supported by outdated and unrepresentative information</p> <p>This proposal was put together based upon a housing survey a number of years ago (circa 2016) - the rate of return to the survey was very low. Also, the survey didn't ascertain any views about breaking into the Greenbelt. Similarly the Parish Council survey recently re: Chapel Pill Lane had a low return, with approximately a third of responses (and supporting the proposal) from people outside of Pill and Ham Green. There has been an element of secrecy from the Community Land Trust, not sharing important information e.g. the ecology survey, so it can receive robust scrutiny.</p> <p>2. Environmental impact</p> <p>The location of a new housing development on the side of Ham Green lake, next to a site of nature conservation interest is inappropriate. There are many species of wildlife that will be affected and no longer be able to live there. The edge of the development is 20m from the edge of the lake. The site is also on the massively popular cycle path from/into Bristol and the development would take away glorious views across to the lake and associated noise, light and traffic pollution (see Transport below). Noise pollution is also relevant to the site's, location opposite the National Cancer Centre, where terminally ill people spend time looking after their well-being during the latter stages of their life, in lovely gardens that would overlook the new housing site.</p> <p>3. Insufficient consideration of other options</p> <p>The choice of the site was based upon the rationale that it was the only one in the village where the landowner was willing to sell at an affordable price. This is not a reason for breaking into the Greenbelt, Planning Applications for which has previously been refused at this site in previous years (and at Appeal). The following options have not been given sufficient consideration:</p>	

Respondent	Comment	Additional info
	<p>- Assessment and analysis of disused properties in the local area which can be used for social housing</p> <p>- Use of local brownfield site that are closer to village amenities for housing rather than the approval of the building of a less necessary private Nursing Home to be built there. Refusing such a request would put pressure on the landowner to release this for much needed housing use there.</p> <p>- Use of mixed green/brownfield areas which are owned by the local Council e.g. Brookside. This is a large location that would provide many more housing units than the 15 proposed for Chapel Pill Lane, is adjacent to the built up housing area of Pill and close to local amenities etc. There has been no assessment of its current useage (which is low except for antisocial behaviour by local youths) and coincidentally has recently been granted a tree planting plan and replacement of play equipment to try and encourage useage. The location of the site itself does not encourage local useage, and there is more play by youngsters on Watchhouse Hill's glorious and relatively safe green space (my children are 9 and 13 and I do not encourage them to use Brookside due to its isolated and unused nature). The local primary school no longer uses the site for Sports Day in the summer due to the poor terrain under foot and chooses to do all its sports on the school site (playgrounds) during term time rather than use Brookside.</p> <p>4. Transport</p> <p>The proposed site is nestled down a narrow part of the cycle path into/out of Bristol, on the corner of a narrow lane to the planned Portishead to Bristol railway. This lane to the railway will be used by heavy plant to re-open the railway and then to keep it maintained. This lane is also opposite the entrance to the National Cancer Centre and used by a handful of properties along the road to the farm past the lake. Chapel Pill Lane then joins the road that goes to Ham Green Hill roundabout at Lodway cricket club, which is used by the Ham Green housing development and the large office park at the top of Chapel Pill Lane. There has been no assessment of the</p>	

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	<p>impact on traffic along this road and no consideration of the impact of increased traffic on Chapel Pill Lane when the Cycle Path is at its busiest and the usage of which is likely to increase given the people's wellbeing and exercise needs post- Covid.</p>	
Sarah Furniss	<p>I would like to register my objection to the proposal to use Chapel Pill lane for housing for the following reasons</p> <p>Environmental The site proposed for housing development is within greenbelt and is in very close proximity to Ham Green Lake which is a Site of Nature Conservation Interest (SNCI) as well as an identified NSC Wildlife Site. The development of this site for housing and the subsequent pollution from such a development will have a significant detrimental effect to the wildlife this area supports (slow worms, woodpeckers, grass snakes, hedgehogs, bats and owls to name a few). The review undertaken by Gloucestershire Wildlife Trust (on behalf of the Neighbourhood Steering Group) recommends that the village protect and enhance, reinstate, restore and create a variety of environments to enhance wildlife networks. The proposal to use Chapel Pill Lane to build affordable homes will destroy such an area which has been in existence for hundreds of years and expend resources to rewild other areas (such as Brookside) which could in fact be considered and used for building without the environmental impact.</p> <p>Access The access to Chapel Pill Lane is incredibly narrow in some parts. The lane is used by high numbers of cyclists commuting between Portishead, Bristol and Pill, as well as joggers and walkers. My family and I have and continue to use this lane frequently in the 18 years we have lived in Pill, as runners, walkers and cyclists. We are witness to the high use of the lane for both commuting and leisure activity and have ourselves already experienced a number of near miss accidents on this lane between traffic and pedestrians or cyclists. Adding a housing development</p>	

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	<p>to this area, will increase the traffic flow and further increase the risk to safety. Further to this the increased traffic and risk to cyclists, walkers etc contravenes the objectives within the neighbourhood plan to</p> <ul style="list-style-type: none"> • Encourage walking and cycling and ensure the accessibility, convenience and safety of walking routes. • Sustain and enhance the landscape, ecology and biodiversity of the area whilst protecting environmental assets. • Respect, preserve and protect the history and heritage of built environment. • Protect, maintain and enhance open spaces, rights of way and pathways for walking and cycling. <p>Site identification</p> <p>I am not opposed to the development of affordable housing. I understand the need and support such development in our area; however, it must be on an appropriate site. However, I do not believe that all options or areas within the local area have been appropriately considered. I feel that the Chapel Pill Lane site has been proposed because the landowner has agreed sell. I therefore conclude that the Chapel Pill Lane site has been included within the neighbourhood plan because it is the path of least resistance. Other</p> <p>sites which must be given proper or further consideration are Brookside and the site of the old hospital.</p> <p>Brookside is a former school playing field and is now a play area owned by the Parish Council. Brookside is in part a Brownfield site and is a significantly underused area which is mainly known within the village for its use for antisocial behaviour. It is not a popular or utilised play area mainly because of its isolation and therefore safety for children. It would however be a sensible area for housing as it close to local amenities, other houses and would not destroy an area of local wildlife. If it were to be gifted to the community by the Parish Council, it would be a significant saving within the budget.</p>	

Respondent	Comment	Additional info
	<p>Another area which needs to be further explored urgently is the site of the old hospital, this is a brownfield site, is another area which attracts antisocial behaviour, risks the safety of those accessing it, and has been highlighted for the development of nursing home. This does not prioritise the needs of the village. I believe that further work is required with the landowner so that we are not prioritising brownfield sites over greenbelt (as per government policy).</p> <p>Proposal based upon outdated information The proposal has been based on a survey dated 2016. Not only is this outdated, but there will have been and will continue to be significant changes to both the way we live and work since the COVID-19 pandemic. There are already a number of unused or derelict buildings within the village which could in fact be reviewed for redevelopment to habitable dwellings. Following the pandemic there it is likely there will be more commercial buildings available. I believe we need to review where we are in terms of the impact of the pandemic, what is actually required within the village (using contemporary data) against what is actually available and can be redeveloped, particularly given the changes in law to redeveloping commercial buildings into residential. If North Somerset Council can undertake participate in reviewing the need for commercial use (such as Castlewood) local councils should be following their lead. We are living in times of upcycling, recycling, slowing and reversing climate change, we should not be destroying our nature rich areas to build and then leave derelict areas to rack and ruin like discarded rubbish which only serves to strangle our natural habitat and provide areas for antisocial behaviour. Ignoring the potential to buy and develop derelict buildings into affordable housing is a poor use of space within the village and poor use of resources.</p>	
Peter Milner	<p>I cannot support the Neighbourhood Plan, on the basis of one of its key outcomes - the proposal to build houses at a site off Chapel Pill Lane.</p> <p>I live in the centre of Pill, I have lived here for 30 years.</p>	

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	<p>I was a member of the Neighbourhood Plan Steering Committee (NPSG)</p> <p>I deeply regret the proposal to to develop the site on Chapel Pill Lane for these reasons -</p> <ul style="list-style-type: none"> - it would be a suburban intrusion into a rural and historic landscape - an intrusion into the setting of Ham Green House a grade II listed building - it would bring population pressure into an ecologically sensitive area - it would create a traffic bottleneck at the top of Chapel Pill Lane: a narrow curving road shared by many pedestrians and bicyclists and therefore potentially dangerous - its location would generate thousands of extra car journeys ie. its distance from shops, local services and local primary school and being at the top of a steep hill. <p>As it is, the top of Chapel Pill Lane it is an almost perfect transition, 'a gateway' between suburban and rural ie. a quiet lane, treed on either side and then opening out to views of distant rural landscape. Chapel Pill Lane is also a leisure route local people and visitors alike come here and pass through here for recreation and relaxation so this 'gateway' quality has extra significance. This is something to be valued and preserved. The presence of the fine 18thC facade of Ham Green House and its relationship to its historic 'improved' landscape should not be marred by such a development.</p> <p>I would welcome a proper comparison with Brookside, a very underused open space already in the ownership of North Somerset Council for these reasons -</p> <ul style="list-style-type: none"> - there would be room for a similar number of houses while retaining ample green recreational space including the streamside areas 	

Respondent	Comment	Additional info
	<ul style="list-style-type: none"> - room for a proper street and not an enclave - it can be connected much more safely with the existing road network - such a street would connect with footpaths at both ends of the site - it is much closer to shops, services and the local primary school and not on top of a steep hill and therefore generate far fewer car journeys and a much lower carbon footprint - such a development would settle much more comfortably into its setting. <p>Whatever it says in the Neighbourhood Plan 5.6 (online version, not the printed version) Brookside was not discussed at the NSPG meetings that I attended nor will you find Brookside (the open space) mentioned in the minutes of the NPSG and certainly not the decision to exclude it from consideration. If this decision was made by any grouping it would have to have been the Pill & District Community Land Trust (PDCLT). This group had several members in common with the NPSG but it is not the same. The PDCLT does not make its minutes available for public scrutiny.</p> <p>Guiding principles are not being adhered to -</p> <p>National Planning Policy Framework 2019 para. 137a - <i>Before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries, the strategic policy-making authority should be able to demonstrate that it has examined fully all other reasonable options for meeting its identified need for development. This will be assessed through the examination of its strategic policies, which will take into account the preceding paragraph, and whether the strategy: a) makes as much use as possible of suitable brownfield sites and underutilised land.</i></p> <p>Pill & District Parish Council statement 4. - <i>We do not support developments that fail to meet the</i></p>	

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	<p><i>required climate change 2030 targets relating to the protection of green spaces, clean air, carbon reduction, traffic reduction and health and wellbeing expectations.</i></p> <p>I don't think many people would deny the necessity for affordable housing for local people, least of all myself, but the proposal to build houses at Chapel Pill Lane I regard as quite wrong particularly when a better site exists in public ownership ie Brookside. A proper comparison needs to be made.</p> <p>Also, since this proposal was made public the government has made a U-turn in housing policy. The 'hope value' of local landowners land may have diminished with it; they may therefore be more easily persuaded that an offer from the PDCLT is worth considering.</p> <p>These are my thoughts.</p>	
Amy Ackerman	<p>Please find my comments below on why I disagree with the new development at Chapel Pill Lane:</p> <ul style="list-style-type: none"> • The Chapel Pill Lane site lies in unspoilt Green Belt, beyond the existing settlement boundary directly above Ham Green lake - a local nature reserve, site of nature conservation interest and home to many wildlife species. • A planning application for the formation of an access roadway and car park on this site was refused by North Somerset Council on 1st October 2001 and an appeal against that decision was dismissed by the Planning Inspectorate on 9th August 2002 (Appeal Ref: 	

Respondent	Comment	Additional info
	<p>APP/D0121/A/02/1087159). A subsequent appeal to retain a screed track and hard standing constructed during temporary works by Railtrack (now Network Rail) was also dismissed by the Planning Inspectorate on 27th November 2002 (Appeal Ref: APP/D0121/C/02/1096921). Both appeals cited inappropriate development in Green Belt, that would harm the openness of the area, as the reason for refusal.</p> <ul style="list-style-type: none"> • Additional infrastructure utility demands including street lighting, rainwater run-off into the lake and foul water drainage, is in conflict with NSC's green open spaces and climate change agenda. • Have more suitable sites have been considered first, avoiding sensitive locations in Green Belt. • Building 15 new homes at Chapel Pill Lane based on an out-of-date housing survey conducted in 2016, is not going to meet the pent-up demand for the many more affordable new homes people need that will have to be catered for in the emerging North Somerset Local Plan in avoiding the need to develop this site. <p>Thank you for taking these points into consideration.</p>	
Seán MacMhaoinigh	<p>I object to this proposal for the Chapel Pill Lane affordable housing development and call for its removal from the neighbourhood plan for the following reasons.</p> <ol style="list-style-type: none"> 1.) The Chapel Pill Lane site lies in unspoilt green belt. 2.) The site entrance is located immediately opposite the Penny Brohn Cancer Care Charity and will disturb the persons in it's care. 3.) Previous applications to develop this land have been rejected on the basis of inappropriate development in green belt. 4.) Chapel Pill Lane and the routes to access it are already under significant strain and 	

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	do not have the capacity to handle additional vehicle traffic.	
Holly Bluck	<p>I appreciate the opportunity to voice my opinions on the prospective development in Ham Green near the lake.</p> <p>I have a few concerns regarding the potential development as I have listed below:</p> <p>Firstly, the site is registered green belt land and it would be disruptive to the nature that resides on the site due to the destruction of habitat. Especially when there are other local brown belt sites available for development.</p> <p>Secondly, the access to the site will be required to be vastly improved to account for the increased traffic into the area. This poses a risk to the large number of individuals from North Somerset and Bristol who use the lane as part of the cycle track especially young children, cyclists and dog walkers. The cycle path is a well-known local communal stretch of land allowing those within town/urban areas to access the countryside and it would be upsetting for this area to be lost for the local community.</p> <p>Thirdly, the footfall to the site will be further increased due to the development of the trainline by Metrowest which again poses a risk to local individuals as well as increasing the risk of destruction and pollution of a local conservation site.</p> <p>Overall, I do not support the application to use the green belt site at Ham Green lake for development.</p> <p>Thank you for taking the time to consider my views.</p>	

Respondent	Comment	Additional info
Dr Roger Griffiths MBE	<p>I would like to acknowledge the hard work and effort which has gone into the development of the Abbots Leigh, Ham Green, Pill & Easton-in-Gordano Neighbourhood Plan (The Plan) and the genuine passion for the locality which is expressed within it. This is a passion which I share for this wonderful area, having lived here for the past 20 years.</p> <p>However this effort notwithstanding, I have to note that I cannot support the plan as currently defined. Furthermore, I would like to register my formal objection to the proposed development of Greenbelt land adjacent to Chapel Pill Lane in Ham Green which is contained within The Plan (pp.17).</p> <p>Whilst I am in favour of the provision of social housing within the domain, I believe that alternative and better options exist for this within the local area. One notable example being the derelict, brown-field Orchard View site which is identified within The Plan (pp.15) only a short distance away. Furthermore, the plan highlights the rich wildlife which exists within the local area including the adjacent SSSI at Chapel Pill (pp. 32). Therefore to advocate development of Greenbelt land in close proximity of this area is a remarkable contradiction.</p> <p>I would like to register my objection to the proposed development for the following reasons:</p> <ul style="list-style-type: none"> • The proposed development lies within designated Greenbelt land. This proposed development of Greenbelt may be against the National Planning Policy Framework (NPPF). Should this unspoilt land be developed, it will lost in perpetuity to development. Better, alternative, options exist within the locality (such as Improvement Area 1 - Orchard View, pp. 15 within The Plan) along with other infill options within the developed areas of the neighbourhood. • The environmental impact of the development. The proposed development area - within close proximity to the Chapel Pill SSSI - is an outstanding natural area and a haven for wildlife (pp. 29) and the development of this area can be expected to have a 	

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	<p>substantial, permanent negative environmental impact upon the area. The proposed development would also appear to be in contradiction to the principle of protection of the natural environment which is a key theme running throughout the plan - a theme which I fully support.</p> <ul style="list-style-type: none"> • Poor access provision for the proposed development via the single track section of Chapel Pill Lane. This narrow single track line without pavement, is heavily used by both pedestrian and cyclist traffic being part of National Cycle Route 41. Therefore the additional traffic created by the proposed development is likely to increase the risk of accidents within this area of Chapel Pill Lane. Furthermore, the proposed entrance junction to the development would be narrow and expected to have limited visibility of the Lane. As such it can be expected to present an additional risk to vehicular, cyclist and pedestrian traffic using Chapel Pill Lane. • The impact of the development upon the adjacent area. The Plan suggests that due to screening the visible impact of the proposed development will be limited. This is a point of contention, since published exemplar plans will evidently not be fully screened from local properties (including the Penny Brohn Cancer Centre) and will, with anticipated removal of hedgerows, inevitably have a noticeable, imposing and detrimental impact upon their local surroundings. <p>Should this element of the plan associated with the proposed development of the land adjacent to Chapel Pill Lane be removed and with any intention to develop this land permanently abandoned, then I would be very willing to support the plan. However in its present form I would like to register my objection to it.</p>	
Emanuela Marino	<p>here are my objections/concerns regarding the Chapel Pill Lane development proposal.</p> <p>1) I have concerns regarding the impact to the environment - how can there be any guarantee that the building works and subsequent use of the area will not affect the environment and the</p>	

Respondent	Comment	Additional info
	<p>wildlife close to the area. The explanation that the houses are not on the green belt is not sufficient for there not to be consequences on the lake given the fact it is so close.</p> <p>2) Building houses without providing adequate services (school places, transport links, shops, parking, etc.) is a very short sighted project. As it is proposed the plan only provides an opportunity for accomodation without assurances to the families allocated the certainty to access to the basic services in the community.</p> <p>3) The increase in traffic in the area will cause many safety problems for walkers, cyclists and runners, who already have to be very careful when passing cars because the road is not very wide (it slopes and it is not wide enough to allow two cars to pass except in a few places).</p> <p>Finally, I wonder why no thought has been given to converting some of the abandoned areas in the area which are currently only a site for anti-social behaviour that I myself have had to deal with.</p>	
Adam Lane	<p>I feel strongly that the site at Chapel Pill Lane is completely the wrong location for many reasons.</p> <p>This is green belt land. NSC's own position is that ...affordable housing proposals in the form of rural exceptions will not be acceptable in the Green Belt unless justified by very special circumstances. What are these very special circumstances?</p> <p>I assume it's founded on the results of the housing needs survey carried out in 2016.</p> <p>The survey is now 5 years out of date and given the detrimental environmental impact of this</p>	

Respondent	Comment	Additional info
	<p>development I would have thought a more up to date survey would have been carried out that does not confuse and mislead the local community.</p> <p>I would like to call into question the selection process for this site. Much has been said / written online by CLT members about “greedy” landowners not willing to sell their land for significantly less than its market value to enable affordable homes to be built.</p> <p>I disagree with this and feel that more time and effort should be put into finding a more appropriate site, with better transport and infrastructure links and access to local services and shops, for example Brookside which is already under local authority ownership. I also feel that Orchard View would make a better site for affordable homes.</p> <p>These sites should be prioritised, and some have come to the market since 2017, but instead the CLT had made their intention clear - to “take advantage of planning exemption to build in the Green Belt”.</p> <p>NSC state that for the Rural exceptions policy to be valid, a thorough site assessment must be carried out. Where is the evidence of this thorough site assessment? Where are the minutes from the other site meetings? And where is the evidence that a robust and rigorous selection process has been carried out across all of the potential sites in the area?</p> <p>The proposed development is immediately adjacent to the gateway onto Cycle Track 41 into Bristol (The Avon Trail), loved and used by cyclists (recreational and commuters into Bristol), ramblers, young mothers with pushchairs and dog walkers. This is already a very dangerous stretch of the route, as it is single track, no footway, high hedges and bends, frequently used by cars and heavy farm vehicles and milk tankers, and soon to be included in this list is large flat bed lorries carrying heavy duty railway machinery being reversed down the lane.</p> <p>Further development here, would make matters so much worse for the existing users and</p>	

Respondent	Comment	Additional info
	<p>residents of the proposed development.</p> <p>This development will unacceptably overbear and is immediately adjacent to Ham Green lake, a NSC Wildlife site and SNCI. It is full of diverse wildlife and of course used by local fishermen as a quiet pastime.</p> <p>The site completely contradicts many of the over-arching principles of the NP:</p> <p><i>“Valuing the Past, protection, enhancement and sustainability of heritage and environment.”</i></p> <p>The development would sit in the middle of a historic setting and is overlooked by Ham Green House, a Grade II listed Queen Anne building now owned and operated by Penny Brohn Cancer Care.</p> <p><i>“Encourage walking and cycling and ensure the accessibility, convenience and safety of walking routes.”</i></p> <p>See comments above regarding the already dangerous stretch of single-track lane heavily used by walkers and cyclists.</p> <p><i>“Sustain and enhance the landscape, ecology and bio diversity of the area whilst protecting environmental assets.”</i></p> <p>The site is in the Greenbelt. The boundary is approximately 20m from Ham Green Lake, which is a NSC Wildlife Site and an SNCI site. This has been identified in the Neighbourhood Plan as an environmental asset. There will be significant detrimental effect on the landscape setting of Ham Green Lakes, and the wildlife it supports including many protected species slow worms, grass snakes, Tawny Owls, Stoats, Hedgehogs and Bats.</p>	

Respondent	Comment	Additional info
	<p><i>“Protect, maintain and enhance open spaces, rights of way and pathways for walking and cycling.”</i></p> <p>See comments above regarding the already dangerous stretch of single-track lane heavily used by walkers and cyclists.</p> <p>Not only would the development contradict the objectives of the Neighbourhood Plan, it would also contravene numerous elements of North Somerset Councils core planning strategy as follows:</p> <p><u>CS6 – Core Strategy Policy – North Somerset’s Green Belt:</u></p> <p>Within North Somerset the boundaries of the Bristol-Bath Green Belt will remain unchanged during the plan period.</p> <p>The fundamental aim of the Green Belt is to prevent urban sprawl by keeping land permanently open, the most important characteristic of the Green Belt being its openness.</p> <p>3.93 The protection and maintenance of the Green Belt is very important to the affected communities, and ensures a clear distinction between urban Bristol and rural North Somerset. It makes a very important contribution to their local character and distinctiveness, and is highly valued and strongly supported.</p> <p><u>The Core Strategy Approach</u></p> <p>3.94 A key feature of Green Belts is their permanence. Green Belts are intended to be a long term designation. Taking account of the recent changes to the Green Belt through the Replacement Local Plan (2007) and absence of any need for large scale further revisions to either the general extent or detailed boundaries of the Green Belt, no changes to the Green Belt</p>	

Respondent	Comment	Additional info
	<p>are proposed in the Core Strategy.</p> <p><u>CS14 - Core Strategy Policy - Distribution of new housing</u></p> <p>Priority will be given to the re-use of previously developed land. IN ALL CASES, NEW HOUSING DEVELOPMENT MUST NOT CONFLICT WITH ENVIRONMENTAL PROTECTION, GREEN BELT, NATURE CONSERVATION or any other relevant policies of the Development Plan.</p> <p><u>CS32 - Core Strategy Policy - approach to the Service Village</u></p> <p>New residential development will generally be acceptable in principle provided it is NOT IN THE GREEN BELT</p> <p>I believe the process of selecting this site, has been carried out with a lack of engagement with local residents and a lack of transparency in terms of disclosure of the site with CLT / NP steering group - there is nothing in the steering group minutes to demonstrate a fair and democratic selection process.</p> <p>The NP states ‘The plan reflects the communities wishes about the appropriate location of the local development’. I fail to understand how this statement can be made. I attended the exhibition at the Pill resource centre and there was an “indicative” image of what an affordable housing site might look like”. It was only after asking a series of probing questions that the exhibitor admitted it was actually the plan for site at Chapel Pill Lane. So clearly it had already been chosen even before the public exhibitions were held.</p> <p>I have heard many comments from local people about representatives of the PADCLT hanging around the precinct seeking to influence and persuade locals into supporting the scheme, with biased comments such as “you live in Pill so it won’t affect you” and misleading people into</p>	

Respondent	Comment	Additional info
	<p>believing that the affordable housing development will prevent a larger housing development in the future. Where is the evidence to support this? This should be a fair and democratic process but the CLT seem to be doing the opposite.</p> <p>For the avoidance of doubt, I feel very strongly that the planned development at Chapel Pill Lane shouldn't go ahead, and an alternative solution should be found if there is a need for affordable housing in Pill. I know many local residents share this view.</p> <p>As a final thought, maybe Pill has reached its natural capacity as a village? What is the plan for when these homes are occupied and more housing is needed? Further development in the Green Belt? More amenities will be needed and the character of the village and our beautiful surroundings will be lost forever.</p> <p>I hope my input is helpful and my comments are taken into consideration before any further steps are taken.</p>	
Natalie Matthews	<p>I wish to register my objection to this proposed housing development. The first instance this is Green Belt land, destroying our precious rural English heritage.</p> <p>Ham Green Lake is local nature reserve and site of nature conservation interest. Building a housing development of 15 new homes unacceptably near the lakeside would overbear it.</p> <p>A planning application for the formation of an access roadway and car park on this site was refused by North Somerset Council on 1st October 2001 and an appeal against that decision was dismissed by the Planning Inspectorate on 9th August 2002. A subsequent appeal to retain a screed track and hard standing constructed during temporary works by Railtrack (now Network Rail) was also dismissed by the Planning Inspectorate on 27th November 2002. Both appeals cited inappropriate development in Green Belt, that would harm the openness of the area, as the</p>	

Respondent	Comment	Additional info
	<p>reason for refusal. The housing development will share MetroWest's rail construction compound and emergency access to the Pill Tunnel that heavy goods vehicles and low-loaders will also use. This will result in a lane widening and pedestrian footpath scheme to reduce the safety risks to new residents living there, that will urbanise what is now a narrow leafy lane enjoyed by the many walkers, joggers, cyclists and young families who regularly use this route, part of the Avon Cycleway. The planning application for the proposed development will have to demonstrate, against the background of previous Planning Inspectorate appeal decisions refusing development at this site, that the benefits of building affordable housing here will outweigh the harm to the openness of the Green Belt and related habitat and environmental considerations. There are also concerns that development at this environmentally sensitive location, with its additional infrastructure utility demands including street lighting, rainwater run-off into the lake and foul water drainage, is in conflict with NSC's green open spaces and climate change agenda. The application will also have to satisfy the rural exceptions scheme sequential test that other potentially more suitable sites have been considered first, avoiding sensitive locations in Green Belt, unless justified by very exceptional circumstances. There is some evidence that this test has not been satisfied in that a potentially more suitable larger, poorly remediated, landfill open space site owned by North Somerset Council and leased to the Parish Council, could be made available for affordable housing that is within close walking distance of the village services (schools, shops, Post Office, GP surgery, pharmacy and public transport) that people need. Building 15 new homes at Chapel Pill Lane based on an out-of-date housing survey conducted in 2016, is not going to meet the pent-up demand for the many more affordable new homes people need that will have to be catered for in the emerging North Somerset Local Plan in avoiding the need to develop this site.</p>	
Mary Green	<p>I would like to register my objection to the affordable housing development proposed on Chapel Pill Lane (as part of the Abbots Leigh, Ham Green, Pill and Easton-in-Gordano Neighbourhood Plan 2020-2026).</p>	

Respondent	Comment	Additional info
	<p>My objections are as follows</p> <ol style="list-style-type: none"> 1) Ham Green Lake has been in existence for a few hundred years. Building on an area which is next to a site of nature conservation interest is not appropriate. The pollution from a building development (light, noise and from day to day living) will have a significant negative impact on the wonderful wildlife in this area. 2) Other options have not been sufficiently considered. There are numerous empty properties across the three villages which could and should be reviewed for purchase and redevelopment. It makes no sense to have disused and neglected buildings in an area to then build new homes. 3) Inappropriate use of greenbelt - there are brownfield sites (such as the old hospital) which must be used and prioritised over greenbelt. 	
Natural England	<p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.</p> <p>In relation to the allocation of the Chapel Pill Lane site, we advise that the railway line to the south of the site is known to be used by commuting Horseshoe bats from the North Somerset and Mendip Bats SAC. Ham Green Lake is likely to be used by foraging Horseshoe bats and as a landscape connection to the railway line.</p> <p>Any development of this site should ensure that the vegetation on the eastern and southern boundaries is retained, enhanced with native species planting and protected from light spill in line with the North Somerset and Mendip Bats SAC Guidance SPD. .</p>	

Respondent	Comment	Additional info
Easton-in-Gordano Parish Council	<p>3 Affordable Housing, the Green Belt, and the Environment.</p> <p>Affordable Housing: There is a need for significantly more new housing and both Government and North Somerset Council are seeking affordable as well as market housing. The local housing survey evidencing a need for local affordable housing in the Neighbourhood Area remains valid, and the need for affordable housing was widely accepted in local consultation - albeit with conflict over where that might be located. There have been objections predominantly from local Ham Green residents to the loss of Green Belt and to the likely environmental damage done by the Chapel Pill Lane development.</p> <p>Green Belt: The National Planning Policy Framework allows for rural exception sites in the Green Belt, as does North Somerset Core policy (CS 17), albeit 'adjacent to settlement boundaries'. In practice much of Ham Green - including the major St Katherine's Park, The Eden Business Park, and the Penny Brohn Cancer Centre - lie within the Green Belt, but we know this is an anomaly created by the planning exemptions made in the 1990s to use redundant rural hospital sites. The Chapel Pill Lane site is not adjacent to the Pill Settlement boundary but is nevertheless adjacent to the Ham Green settlement. The current, historic settlement boundary is recognised to be anomalous and the NHP supports (Section 5.5) the possibility that the Local Plan 2038 will bring the introduction of a settlement boundary for Abbots Leigh and update the Pill Settlement boundary to include all of Ham Green.</p> <p>The NHP sets out alternative sites which were explored for development (see Plan Map 3). There is little available space other than for infill within the Pill settlement boundary and potential sites elsewhere are all Green Belt. Any contribution to meeting North Somerset housing needs would involve some loss of Green Belt, but we consider that the loss of 0.6 hectares at Chapel Pill Lane does not detract significantly from the hugely large area of Green Belt within the NP area.</p> <p>One objection to any development is that it would set a precedent for development elsewhere in</p>	

Respondent	Comment	Additional info
	<p>the area. However, a modest 16 dwelling scheme would be clearly ‘exceptional’ and so could not be used as a justification for other Green Belt developments such as, for example, the 1,000 dwelling ‘Pill Green’ scheme proposed at Martcombe. The NHP makes clear that for the 2020-2026 period no other Green Belt development should be supported, and there is already an indication that one major developer is considering not taking forward a major 150 hectare site at Chapel Pill.</p> <p>Environment Much of the objection to the Chapel Pill Lane development is founded on the need to protect the environment of Ham Green Lake with a new pressure group (Friends of the Lake) formed to oppose the Neighbourhood Plan. The proposed housing site is only one part of a much larger field adjoining Ham Green Lake, a privately owned field which does not include the lake shore, offers no public access, and has no Rights of Way/public footpaths. The lake is a private fishing lake the owner of which has no opposition to the proposed development. The important Watchhouse Hill, Macrae Road and Chapel Pill Lane Local Green Spaces are all three very accessible from local housing at St. Katherine’s Park. The Pill and District Community Land Trust has addressed the ecological, archaeological and heritage issues relating to the Chapel Pill Lane scheme through impact studies which will inform a planning application.</p> <p>Although the lake is a Nature Site of Conservation Interest (NSCI) it is just one of thirteen such NSCI/Wildlife Sites within our two parishes. There are also a number of international/national protected areas in the Neighbourhood Area (Section 7.4) with the Avon Gorge and Severn Estuary of international and national significance. Landscape is important with a diverse ecological framework stretching from Abbots Leigh down to the Severn. Both Parish Councils are committed to enhancing the environment and countering climate and biodiversity emergency. The Plan (7.7) recommends planning policies and community actions to protect the environment and (Section 10.1-10.7) to address renewable energy, carbon capture, food, transport, pollution, and flood risk.</p>	

Respondent	Comment	Additional info
	<p>We are fortunate to live in area with extensive natural assets which are largely accessible to and increasingly used by local residents and visitors from elsewhere. In recommending the Chapel Pill housing site in the Neighbourhood Plan we recognised (Plan para 4.2) that objectives can pull in different directions and that compromises are inevitable. Both Parish Councils were explicit that the community benefit of a modest affordable housing scheme outweighed the loss of environmental benefit.</p>	
Number of comments on this part		59

Plan section		Policy HO3 energy assessment
Respondent	Comment	Additional info
Cath	Agree	
Donald Davies	Support this policy to meet our environmental and climate emergency commitments.	
Rachel Harvey	I agree with this.	
Kamala	This is vital.	
Timothy Grice	Agree	
Number of comments on this part		5

Plan section		HO4 Infill development within the settlement boundary
Respondent	Comment	Additional info
Kit Stokes	<p>The Neighbourhood Plan should recognise the potential for infilling within the village of Abbots Leigh. Limited infilling within a village (regardless of whether or not the village has a settlement boundary in a Local Plan) is an appropriate form of development in the Green Belt as identified in the High Court (Julian Wood v The Secretary of State for Communities and Local Government, Gravesham Borough Council [2015] EWCA Civ 195) and as reflected in NPPF 145 (e).</p> <p>The NP should define what it considers to be infilling.</p>	
Cath	Agree in principle but any significant infill should include affordable housing, preferably at 40%	
Henry Kenyon	Housing - Full support for the protection of GREENBELT, an overarching condition for all new housing / commercial planning assessments. No large residential estates to be permitted but I support some discrete small scale building and infill. Such building to be focused solely on the needs of young families and downsizing for the elderly, eg: 2 and 3 bedroom small houses with modest gardens.	
Donald Davies	This is acceptable subject to Houses in Multiple Occupation regulations, minimum housing size and good quality design.	
PA369	Although there's a reference within 5.6 under Infill of 15-windfall sites across the neighbourhood area, HO4 seems to refer to infill as only being acceptable within the Pill Settlement boundary.	

Respondent	Comment	Additional info
	Therefore, so to fully align with North Somerset's sites and policies shouldn't HO4 include a reference to DM12: Development in the Green Belt, thus supporting all types of windfall sites across the parishes.	
Rachel Harvey	In principle yes as long as every proposal should be looked at individually and properly assessed on a case by case basis.	
Timothy Grice	Strongly agree	
Number of comments on this part		7

Plan section		Policy HO5 new development and sustainability
Respondent	Comment	Additional info
Cat	<p>At the same time, the more general policies on housing in chapter 5 need to be strengthened to include:</p> <ol style="list-style-type: none"> 1) enforceable conditions to enhance wildlife habitat around every permitted development, to minimise and mitigate against any loss of habitat due to that development 2) encouragement for use of sustainable building materials 	
Donald Davies	Support this policy as we have to balance the needs of both of our residents and our rich environment.	
Rachel Harvey	Definitely agree.	
Helzbelz	This to be appropriately and adequately policed by Building regulations inspectors	
Timothy Grice	Strongly agree	
Number of comments on this part	5	

Plan section		H06 residential conversion of curtilage buildings
Respondent	Comment	Additional info
Simon Talbot-Ponsonby	Support all H01 to H06	
ARCSJ	This needs to be worded better or deleted. How can restrictions be put on conversions without planning permission? What do you mean by 'residential use?' - Ancillary 'granny' annexe's should still be allowed, however these often contain day to day facilities for largely independent residential use.	
Mr G Adams	Planning permission is required for any change of use to a self contained unit. This proposal would be onerous and would not meet the NPPF tests. Ancillary residential use of an outbuilding can provide an important facility for a elderly or ill family member and allow for care of that person within the community. Any change in this respect should have regard to national guidance and the GPDO and should not be imposed through a neighbourhood plan without good reason.n	
Donald Davies	Absolutely, this restriction is needed to counter widespread abuse.	
Rachel Harvey	Definitely agree.	
Helzbelz	These should have to meet appropriate quality, health and safety, sustainability and environmental	

Respondent	Comment	Additional info
	impact as per any new build.	
Gerry Hunt	These two proposed developments clearly meet the requirements referred to.	
Timothy Grice	Strongly agree	
Number of comments on this part		8

Plan section	CA/HO1 -Parish Councils action to improve energy efficiency of existing housing	
Respondent	Comment	Additional info
Peter Coleman	Yes this is vital to address the Climate emergency	
Donald Davies	Support this policy as we seek to address CO2 emissions from space heating.	
Rachel Harvey	Definitely agree.	
Gerry Hunt	Agreed	
Number of comments on this part	4	

Plan section		6.1 Background
Respondent	Comment	Additional info
Bob L	The overall thrust of the proposals in this section are appropriate: it is vital for healthy lifestyles, for the reduction in carbon emissions and other forms of air pollution, and to enable the effective movement of people, that every effort is made to increase active travel, reduce the use of cars, and improve public transport.	
Paul Kent	Traffic flow is a major concern in the area and anything that can be done to mitigate the impact of vehicular movements would be welcome. The traffic density is already too high and the suggestions for development must bear this in mind. In this context any development on the Martcombe Rd fields must be avoided as the number of houses proposed will lead to unmanageable pressures on the A369 and to many other areas of people's lives.	
Paul Kent	I fully agree with this statement.	
Jane Gibbons	Traffic volumes and pollution is a major concern to residents of the neighbourhood plan area. I support all of the points made. I would like to see constructive plans included in the Neighbourhood Plan to address the concerns raised.	
Pmcpl	The proposed dwellings, away from efficient public transport systems, will contribute to the increase in CO2. Dwellings aligned to efficient clean public transport systems should be a priority.	

Respondent	Comment	Additional info
Kamala	I consider that this traffic growth is unacceptable for future generations and that what may be regarded now as drastic steps need to be taken to reduce the road traffic.	
Number of comments on this part		6

Plan section		6.4-6.6 Method of travel, safety and parking
Respondent	Comment	Additional info
Simon Talbot-Ponsonby	Alternatives to car travel have to be promoted on environmental, health and sustainability grounds	
LUCY BYRNE	There has been a cycling fatality on the A369 not too long ago at the crossing to Portbury. Also during the pandemic residents have become increasingly aware of the dangers in crossing the A369 to access the footpaths on the Failand side of the road. It was noticeable how much safer it felt with less traffic on the roads. There is a need for a reduced speed limit.	
Robert Buck	The focus on all forms of traffic is good - walking and cycling must be a priority. Whilst I encourage the re-opening of the passenger rail service I do have reservations on the effect this may have on road traffic and parking, and hope that this will be given extra consideration.	
Paul Kent	All these suggestions are eminently sensible and should help to keep the village centre less congested.	
Jane Gibbons	<p>6.5 Safety: The bus services do not enter the Portbury Dock area. People get on and off buses at the bus stops on the A369 by the motorway roundabout. That means that they have to walk across the motorway roundabout to get to their place of work. There is no pedestrian crossing lights and it is very dangerous for these people.</p> <p>Speed on the A369 is a major concern, and particularly the quarry lorries as they make their way to Beggar Bush Lane. The different speed limits on the A369 does not help. It would be more consistent</p>	

Respondent	Comment	Additional info
	<p>if all of the road was reduced to 30 mph.</p> <p>6.6 Parking: I agree with the points made. In addition, the parking problems have been further exasperated by the Bristol City Council parking restrictions which have moved the problems from Clifton to Leigh Woods and Abbots Leigh. Motorists take the opportunity to park and cycle from Abbots Leigh.</p>	
Moya Ayling	<p>Very pleased to hear that a 20 mph speed limit has been agreed when driving through Pill and Easton. Measures to limit parking around Victoria Park and the precinct would also be much appreciated. Most residents do live in walking distance from the centre of the village!</p>	
David Yates	<p>An increasing number of private houses are concreting/paving front gardens to provide parking for several cars. Others are replacing lawns with Astroturf, and decking, or paved patios. This increases water run off during storm conditions, and the main road through Pill has flooded on several occasions, and drainage is both insufficient and inadequately maintained. Paving gardens also removes bee friendly plants, so bees, butterflies and other beneficial insects will reduce in numbers. Parking is also a problem in Westward Drive with increasing numbers of parents delivering and collecting school children. Current restrictions result in overspill onto neighbouring roads. Extensive pavement parking on Heywood Road restricts access for pedestrians, and blocks sightlines for vehicles exiting Westward Drive.</p>	
Rachel Harvey	<p>This is an interesting and informative overview.</p>	

Respondent	Comment	Additional info
Helzbelz	<p>Provision in the Neighbourhood Plan, does not address or actively encourage cycling or walking, it is difficult to exit the villages via St Georges Hill, with no pavements or safe cycling provision. Similarly Ham Green Hill is very difficult to negotiate on a cycle. The cycle path through Watch house Hill is well used and there are difficulties with pedestrians and cyclists using the same path. The proposed Chapel Pill Development will make the access to the cycle path out to Bristol along the tow path potentially more dangerous especially at peak commuter times.</p>	
C Taylor	<p>The Guides said that most of them walk to school (Crockerne and St Kath's).</p> <p>They don't feel safe cycling along the Pill loop because of the speed of the traffic, the narrowness of the road in some places and the parked cars.</p> <p>They also said they don't like walking along the raised pavement because it doesn't feel safe and they are worried about falling off.</p>	
Gerry Hunt	<p>Tensions referred to in the last paragraph are clear. Two minor points for possible consideration:-</p> <ul style="list-style-type: none"> • the small area adjacent to the top Co-op in Pill needs short parking restrictions to avoid problems of access to delivery vehicles and to refuse and recycling collection vehicles • a negotiation with Pill Memorial Club and the Old Brewery to allocate a clearly marked and limited part of the ample car park for local parking use should be considered. 	
Kamala	<p>Parking within Abbots Leigh has increased considerably in some areas during the pandemic, sometimes causing danger to other road users, damage to verges and making it at times impossible for emergency vehicles to pass. Pedestrians, riders and cyclists are put in danger. I would urge the</p>	

Respondent	Comment	Additional info
	implementation of a clear policy about parking.	
KJury	Is there scope for the community centre to operate some sort of parking service for those in the nearby roads (Heywood Terrace etc)? Maybe a permit type system? It could help recoup some of the funds lost during the past year.	
Timothy Grice	Parking is a real problem. There has been a huge increase of parking in and around Abbots Leigh by people visiting the area for recreational purposes (including in the vicinity of Abbots Pool) The parking is on pavements, on verges which are being destroyed and in narrow areas of roadway making passage impossible. It is frequently impossible to get through on the roads - and this importantly includes emergency vehicles. There need to be clear and enforceable (and enforced) prohibitions.	
Timothy Grice	<u>Local traffic and parking</u> has become a problem. It's been worse because of lockdown but it is clear that the area round here is going to continue to attract large numbers of visitors for recreational walking, cycling etc. The verges are being destroyed, roadways partially blocked and pavements for children, pedestrians etc obstructed. There needs to be a clear system of local traffic management and parking control and this needs to be enforced. It is quite possible to reach the area from Bristol by bicycle, on foot and by bus.	
Number of comments on this part		15

Plan section		6.7 Capacity, overload and congestion; and 6.8 Pollution
Respondent	Comment	Additional info
Simon Talbot-Ponsonby	There is no further capacity on the A369 which is a blight on the community, so any development prop[osal which could increase traffic on the A369 should not be allowed to proceed	
Paul Kent	Additional monitoring is vital to the health and well being of all residents.	
Henry Kenyon	The A369 is at full capacity, speeds dangerous through Abbots Leigh despite restrictions (particularly by heavy trucks), and noise levels through Abbots Leigh are ridiculously high. I suggest a 40mph limit from Bristol to the M5, a 20mph limit through Abbots Leigh (in particular because of the restricted road with at The George in Abbots Leigh which is extremely dangerous), more speed cameras and resurfaced with 'quiet' tarmac.	
Donald Davies	A369 congestion and capacity is a key issue for the community, the installation of a Bristol Clean Air Zone will likely generate more traffic onto the A369, so any large scale housing development cannot be accommodated, given that there is no space to significantly expand capacity on the A369 within our topography.	
Donald Davies	Air pollution must be a greater concern for us all and measurement needs to be more effective.	

Respondent	Comment	Additional info
Kamala	<p>These figures are alarming and lend support to a more "drastic" approach to reducing vehicular traffic on the A369.</p> <p>I would urge implementation of a speed limit of no greater than 20MPH on all roads save A369.</p> <p>There is also a pressing need to implement effective and immediate traffic calming measures to enable pedestrians, cyclists, horse riders to use the roads safely.</p>	
Timothy Grice	<p>I can't see how the amount of through traffic on the A369 can be controlled - but alternative approaches via the Portway, regular buses and a fully operational passenger railway via Pill need to be encouraged.</p>	
Number of comments on this part		7

Plan section		6.9 Cycle networks
Respondent	Comment	Additional info
Simon Talbot-Ponsonby	There should be continuous improvements made to all cycle networks to encourage more people to cycle	
LUCY BYRNE	I fully support all efforts to improve safety and facilities for cycling to encourage more people to travel by Bike	
Wayne Davey	With respect to the A369 path I think cyclists are also put off from using it because it is inadequately signposted and it looks more like a pavement than somewhere where cycling would be welcomed (I have stopped other cyclists to ask why they use the road and they have not known about the path even while cycling next to it!). I would change the surface colour at the very least and ideally provide some kind of visual separation from the road. I also believe it is dangerous to cycle from Bristol towards Pill on the path. It is downhill and there are numerous side roads that are blind and cars seemingly take precedence over path users. In this direction the road is probably safer than the path for a cyclist. At all side roads clearly marked precedence should be given to cyclists with very clear road markings ensuring cars are encouraged to think about bikes and give way.	
Paul Kent	Cycling is an extremely popular activity, sport and means of transport. We should do we can to encourage it as a healthy lifestyle and I fully support these proposals.	
Jane Gibbons	6.9 Cycle Networks:	

Respondent	Comment	Additional info
	I agree with this section. The cycle route signage is inadequate and it isn't clear that paths are for joint use in sections so that needs to be improved.	
Henry Kenyon	The bicycle lane alongside the A369 is dangerous and needs some sort of barrier/break - a child will be killed on this.	
Martin Walker	Thirdly I appreciate the emphasis on cycling and walking in the plan and I would be keen to see the footpath and cycle network enhanced so that more of both is possible without having to use the busy A369.	
Donald Davies	Delivery of active travel is both supportive of the climate emergency provisions and aids health and well being - we must be less dependent on the car. For most of us any journey less than 1km should not be by car and we should plan accordingly.	
Gerry Hunt	Pressure needs to be put on the appropriate authorities and Sustrans to maintain more adequately and frequently the section of the cycle path alongside the River Avon from Chapel Pill towards Bristol.	
Kamala	The volume and speed of traffic on the A369 deter people from walking and cycling as well as the lack of traffic control on smaller roads (see below). The best way to explain this is to experience either by biking or foot walking along the foot/bike path from Pill to Abbots Leigh along the A369. The speed and noise of oncoming traffic is <u>frightening</u> as the vehicles (including heavy open lorries) zoom down the hill towards you on the same side of the road. And this is where there is a segregated foot/bike	

Respondent	Comment	Additional info
	<p>path.</p> <p>As well as the problem with the A369, many if not most of the roads in Abbots Leigh have no pavement and are narrow yet these roads are used by fast moving, often commercial vehicles. There is an urgent need for a speed limit of 20MPH throughout Abbots Leigh and surrounding areas. The pandemic has underlined this need. We need to be able to walk and cycle and push a pram and ride a horse without being bombarded by vehicles pushing to overtake us and driving too fast behind and in front of us.</p> <p>I would also urge the active implementation of <u>traffic slowing measures</u> to achieve an environment where all ages can walk and cycle.</p>	
Number of comments on this part		10

Plan section		6.10 Walking, Rights of Way and Footpaths; and 6.11 Active Travel
Respondent	Comment	Additional info
Simon Talbot-Ponsonby	There are significant gaps in the footpath network around the NP area which would benefit from being improved to encourage people to continue to take their exercise locally	
LUCY BYRNE	I fully support all measures to encourage more Active travel	
Wayne Davey	Improving the quality of the off road paths to Bristol and Portbury and Portishead would open up use of these for commuters much more widely. Particularly with an ebike or scooter it could become a really efficient and quick (and beautiful) commute that would surely be widely adopted. At present it is a challenging potholey and muddy mess for much of the year. Even on dry days it is very bumpy and narrow in places and you have to be a pretty hard-core cyclist to take on the commute. On a scooter it would be impossible and on an ebike it would be uncomfortable.	
Paul Kent	One of the most important parts of the NHP and which affects the lives of many younger residents. I fully support all these proposals.	
Cath	<p>As the chair of the Pill and Easton in Gordano Footpaths working group, I would like to say how pleased I am with the inclusion of Rights of Way and Footpaths on the neighbourhood plan, and the inclusion of the definitive map.</p> <p>There are a couple of footpaths that we as a group are going to apply to have added to the definitive map under the lost ways initiative that have to be added by 2026. We are also keen to get more</p>	

Respondent	Comment	Additional info
	cycleways established in the area under the new Covid 19 legislation, both of which I can see are supported by the plan.	
Donald Davies	Preservation and indeed expansion of the PROW network is key for Active Travel and also to better connect with our environment	
E C Milner	<p>One of the main attractions for moving from inner-city Bristol to Pill 30 years ago was access to the lovely countryside we are blessed with in this area via the footpaths and I have always made good use of them, even more frequently during this last year of Covid restrictions. But as I have aged and my knees disintegrate I can no longer walk as far as I could (!) and am unable to walk to, and then walk along the paths as well, so I do occasionally use a car to travel the couple of miles to some footpath networks in the area for greater variety of walking options. (I never use the car to drive within Pill / Ham Green / Easton area unless collecting or delivering something heavy). So I have been bothered by the loss of access to Paradise Bottom parking - and even more dismayed by the virtual banning of parking along Sandy Lane and Weir Lane area theoretically for 18 months (up to Jan 2022). I realise that Abbots Pool was suffering from 'abuse' but to shut the entire length of this route also prevented access to paths through West Tanpit Woods and Snake's Well /Scutches Plantation, places I have been visiting for even longer than I've lived in Pill. I had even begun to wonder if the restriction was backed by the local residents in the hope of keeping everyone away for good. I am hoping access will be restored to Sandy Lane before 2022 and that further restrictions of access are not imposed anywhere else in our parishes.</p>	
Gerry Hunt	One or two attempts in previous years have been made to revive the possibility of a now disappeared	

Respondent	Comment	Additional info
	<p>footpath (shown on the 1913 Ordnance Survey Map) between Ham Green halt, via Blackmore Road to Abbots Leigh to provide an alternative walking route to the path alongside the A369. Informal discussions took place between the then chairs of Pill and Easton-in- Gordano and Abbots Leigh Parish Councils, and Alvis Brothers and others, but these were unsuccessful. It would be a good idea to revisit the idea.</p>	
KJury	<p>I would appreciate a zebra crossing somewhere at the E-I-G end of the village, which sometimes feels difficult to cross with young children and dogs in tow.</p>	
British Horse Society	<p>I write on Behalf of the British Horse Society in response to the Abbots Leigh, Ham Green, Pill and Easton-in-Gordano Neighbourhood Plan Consultation, and in particular to Background Paper 2 - Transport and Movement. <i>The BHS is the largest and most influential equestrian charity in the country, working to improve the lives of horses and their owners through its four core foundations of education, welfare, safety and access.</i></p> <p>BACKGROUND TO OUR COMMENTS</p> <p><i>Nationally, it is estimated that there are 3.5 million people in the UK who ride or who drive a horse-drawn carriage. North Somerset is a popular area for both horse ownership and horse riding both at small yards and major centres, contributing greatly to the local economy, mainly through goods and services supplied by small businesses such as feed merchants, vets, farriers, trainers, saddlers, etc.</i></p> <p><i>Road Safety is a particular concern to equestrians, who are among the most vulnerable road users. Between November 2010 and March 2021, the BHS received reports of 5,784 road incidents, in which 441 horses and 44 people were killed with 1,350 riders and 1,198 horses injured, with 75% of these accidents caused by vehicles passing too closely to the horse. Research indicates however that only 1</i></p>	<p>A case for the inclusion of equestrians to all public trails.docx</p>

Respondent	Comment	Additional info
	<p><i>in 10 incidents are being reported to the BHS; in 2016-17 alone, 3,863 horse riders and carriage drivers in England and Wales were admitted to hospital after being injured in transport accidents. (NHS Hospital Episodes Statistics)</i></p> <p><i>The BHS actively campaigns to improve road safety by making motorists aware of what to do when they encounter horses on the road (see https://www.bhs.org.uk/our-work/safety/dead-slow - we recommend taking a few minutes to watch the 'Dead Slow' virtual reality film for an impression of how vulnerable equestrians are in proximity to cars and lorries).</i></p> <p><i>Because of the difficulties that equestrians encounter on roads, they avoid using them wherever possible. Road use is often unavoidable, however, sometimes simply because people have nowhere else to exercise their horses. An additional factor is that the bridleway network is fragmented, and roads are often the only available links between one RoW and the next. There are such examples in the area of the busy A369, for example where a bridleway accessed at Cross Lanes in Easton-in-Gordano or Anchor/Anchorage Road later becomes a public footpath.</i></p> <p style="text-align: center;"><i>1. Recognition of equestrians as vulnerable road users</i></p> <p><i>Historically, pedestrians and cyclists have been considered as the main vulnerable road users. Equestrians are however increasingly recognised as being part of this group: during the Parliamentary Debate on Road Safety in November 2018 Jesse Norman, Under Secretary of State for Transport, stated that</i></p> <p><i>"We should be clear that the cycling and walking strategy may have that name but is absolutely targeted at vulnerable road users, including horse-riders."</i></p> <p><i>We therefore ask that the Neighbourhood Plan includes equestrians as vulnerable road users, to</i></p>	

Respondent	Comment	Additional info
	<p><i>ensure that their needs are considered equally alongside those of pedestrians and cyclists.</i></p> <ol style="list-style-type: none"> <li data-bbox="551 395 1917 639">1. <i>Inclusion of equestrians in the Active Travel StrategyIt is now acknowledged that horse-riding is as much an ‘active travel’ mode as recreational walking or cycling. At the recent Parliamentary Debate on Active Travel in Westminster Hall, Robert Courts MP proposed that “horse riders...ought to be thought about in the context of active travel as well.” This was endorsed by Michael Ellis, Minister of State for Transport, who confirmed that “Active travel includes horse riders and bridle paths – this debate includes them.”</i> <li data-bbox="551 644 1917 783">2. <i>The term ‘Active Travel’ applies to journeys undertaken for a range of purposes, whether to reach a place of work or local amenities, or for recreation. It is also the case that many of the routes that are used to walk or cycle to work or school are the same routes which at other times provide for recreational use.</i> <p><i>Cambridgeshire and Peterborough Council has defined Active Travel as “Physically active modes such as walking, or horse riding. It also includes walking or cycling as part of a longer journey.” (See Cambridge and Peterborough report)</i></p> <p><i>We therefore suggest that horse-riding should be included within the plan and would welcome the opportunity to contribute the development of this document.</i></p> <ol style="list-style-type: none"> <li data-bbox="551 1129 1917 1337">1. <i>Equestrians to be included in any shared-use routes, wherever possibleConflict with cyclists is sometimes given as a reason for excluding horses from shared routes, but this rarely has anything to do with either the horse or the bicycle, simply the inconsiderate person who happens to be riding one or the other. Horse riders and cyclists as two vulnerable road user groups have more in common with each other than differences. This is illustrated by the work that the BHS is doing in partnership with Cycling UK in</i> 	

Respondent	Comment	Additional info
	<p><i>the current ‘Be Nice, Say Hi!’ campaign and with Sustrans in their ‘Paths for Everyone’ initiative.</i></p> <ol style="list-style-type: none"> <i>2. The key to a successful shared route is the design: for example, rather than positioning a cycle path down the centre of a route with verges either side, the cycle path should be positioned to one side and the two verges combined to provide a soft surface for walkers, runners and horses on the other. (This also addresses the issue of horse droppings which, as research has confirmed, represent no danger to health and disperse quickly, particularly on unsurfaced paths.)</i> <i>3. In order to maximise opportunities within development to help provide more off-road links for equestrians, where shared-use routes are created for active travel as a part of any development, planning policy should support the automatic inclusion of horse riders on shared off-road routes, unless there are specific reasons why this is not possible.</i> <i>4. Reference to the Hampshire Countryside Access Forum (HCAF) guidance Equestrians in Hampshire</i> <p><i>The HCAF has developed this guidance for planners and developers in response to feedback from local authorities, which indicated that they would welcome more information about how they can include equestrians in their work, engagement and consultation.</i></p> <p><i>Written by members of HCAF with support from Hampshire Countryside Service and the BHS, this document has been widely circulated within and beyond Hampshire, sparking interest from other authorities outside the county.</i></p> <p><i>We would urge Abbots Leigh, Ham Green, Pill and Easton-in-Gordano Neighbourhood Plan Consultation Team to incorporate the principles set out in this guidance into their planning policy: most particularly, that equestrians should be considered and consulted with at an early stage within the planning of any major housing or infrastructure development.</i></p> <p>CONCLUSION</p>	

Respondent	Comment	Additional info
	<p>“Good growth also means providing open space and leisure opportunities to encourage healthy and active lifestyles and encouraging more of us to use active forms of travel”.</p> <p><i>Horse riding is a year-round activity which (along with associated activities such as mucking out and pasture maintenance) expends sufficient energy to be classed as moderate intensity exercise. The majority of those who ride regularly are women (which is an important consideration as women who ride feel safe to go out alone), and a significant proportion of riders are over 45. For some older or disabled people, being on horseback or in a horse-drawn carriage gives them access to the countryside and a freedom of movement that they would not otherwise be able to achieve. There are also considerable psychological and social benefits from equestrian activities, as the BHS is demonstrating through the Changing Lives through Horses initiative. Increasingly, mental health is becoming an important consideration.</i></p> <p><i>Equestrianism is a popular activity in this area of North Somerset, and one which contributes significantly to the local economy. The local equestrian community has many difficulties in finding safe access within the locality. Many issues could be addressed and resolved through good planning of future development. We hope therefore that the Abbots Leigh, Ham Green, Pill and Easton-in-Gordano Neighbourhood Plan Consultation Plan will include policies that will support this.</i></p> <p><i>I have in addition attached a brief document summarising the case for the inclusion of horses on all cycleways. If you have any questions, or would like to discuss any aspect of this response further, please do not hesitate to contact me.</i></p>	
Number of comments on this part		10

Plan section	6.12- Public transport
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Respondent	Comment	Additional info
Paul Murray	While I welcome the train station, there will need to be work to address the traffic via Monmouth Road, it already a challenging one way system (due to parked cars) even during lockdown. I dread to think how anyone would get into or out of the proposed car parking area. A great many people drive to the Coop as well, which has no parking, further creating hold-ups. Perhaps preventing it from being used as a circular route for cars would do something to alleviate the traffic, making it residential and train station car park access only.	
Jane Gibbons	I welcome the train station at Pill as I hope that it will remove some of the traffic from the A369 and all of the problems that this causes the community. The points about ensuring that the development of the infrastructure and access is very pertinent as that particular area of Pill has narrow road and already suffers with parking issues.	
Henry Kenyon	The bus service is very good, this must be supported and retained.	
Henry Kenyon	Open the Portishead to Bristol light railway as quickly as possible. No more consultations, the project is clearly viable and ready to deliver.	
Donald Davies	Let us hope that the railway reopens in 2024 as planned, giving many more travel options. Bus travel is far more fragile, given the current policies around services being profitable rather than addressing transport need and encouraging modal shift from cars. Adequate public transport provision is very fragile in this community and a further reduction will impact upon this plan.	

Respondent	Comment	Additional info
Rachel Harvey	<p>It is very time consuming and not very easy to comment on all the different aspects of this section (or other sections) within all the comment boxes provided!</p> <p>Therefore, I would like to express my support for the whole of the Transport and Movement Section here including all the Planning & Community Action Policies.</p> <p>It would be much simpler and easier just to have one comment box at the end of each section!!</p>	
Gerry Hunt	<p>It would be regrettable if the clear benefits to the area from the future opening of the railway were to be undermined by an increase in parking problems caused by users from for example Portbury, Abbots Leigh and the slightly more distant areas of Easton-in Gordano feeling the need to drive to the station!</p>	
Number of comments on this part		7

Plan section		T1 New development locations and sustainable travel
Respondent	Comment	Additional info
Highways England	<p>Thank you for providing Highways England with the opportunity to comment on the submission version of the Abbots Leigh, Ham Green, Pill and Easton-in -Gordano Neighbourhood Plan (NP). As you will be aware, Highways England is responsible for operating, maintaining and improving the strategic road network (SRN) which in this instance comprises a section of the M5 mainline with M5 Junction 19 just outside of the plan area.</p> <p>In general terms, we welcome policies T1-5, which include aims to minimise traffic congestion and to encourage different modes of travel to the private vehicle, including active travel (E.g. walking and cycling) and public transport. As well as associated environmental and health benefits, such measures can help reduce pressure on the SRN and help ensure its safe and efficient operation.</p>	
Paul Kent	I completely agree with the stated aims.	
Jane Hunt	Having read every aspect of these proposals thoroughly, & being a long term resident/ tenant of the Parish, I fully support these proposals for the long-term future benefits & protection of our lovely peaceful community.	
Donald Davies	Fully supportive of all policies T1-T6 and CA/T1-7.	
Number of comments on this part		4

Plan section		T2 Protection of rights of way and footpaths
Respondent	Comment	Additional info
Highways England	<p>Thank you for providing Highways England with the opportunity to comment on the submission version of the Abbots Leigh, Ham Green, Pill and Easton-in -Gordano Neighbourhood Plan (NP). As you will be aware, Highways England is responsible for operating, maintaining and improving the strategic road network (SRN) which in this instance comprises a section of the M5 mainline with M5 Junction 19 just outside of the plan area.</p> <p>In general terms, we welcome policies T1-5, which include aims to minimise traffic congestion and to encourage different modes of travel to the private vehicle, including active travel (E.g. walking and cycling) and public transport. As well as associated environmental and health benefits, such measures can help reduce pressure on the SRN and help ensure its safe and efficient operation.</p>	
Paul Kent	I fully agree with all these aims and proposals.	
Kamala	<p>Greatly support this.</p> <p>There is a clear need for a bicycle policy to deal with riding on non cycle paths through woods and nature areas. This is a huge problem.</p>	
Number of comments on this part		3

Plan section		T3-Electric vehicles
Respondent	Comment	Additional info
Highways England	<p>Thank you for providing Highways England with the opportunity to comment on the submission version of the Abbots Leigh, Ham Green, Pill and Easton-in -Gordano Neighbourhood Plan (NP). As you will be aware, Highways England is responsible for operating, maintaining and improving the strategic road network (SRN) which in this instance comprises a section of the M5 mainline with M5 Junction 19 just outside of the plan area.</p> <p>In general terms, we welcome policies T1-5, which include aims to minimise traffic congestion and to encourage different modes of travel to the private vehicle, including active travel (E.g. walking and cycling) and public transport. As well as associated environmental and health benefits, such measures can help reduce pressure on the SRN and help ensure its safe and efficient operation.</p>	
Paul Kent	I fully agree with this.	
Number of comments on this part		2

Plan section	T4-Protection and safety of pedestrians and cyclists in Improvement area 3 Abbots Leigh and 4 Pill Precinct
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Respondent	Comment	Additional info
Highways England	<p>Thank you for providing Highways England with the opportunity to comment on the submission version of the Abbots Leigh, Ham Green, Pill and Easton-in -Gordano Neighbourhood Plan (NP). As you will be aware, Highways England is responsible for operating, maintaining and improving the strategic road network (SRN) which in this instance comprises a section of the M5 mainline with M5 Junction 19 just outside of the plan area.</p> <p>In general terms, we welcome policies T1-5, which include aims to minimise traffic congestion and to encourage different modes of travel to the private vehicle, including active travel (E.g. walking and cycling) and public transport. As well as associated environmental and health benefits, such measures can help reduce pressure on the SRN and help ensure its safe and efficient operation.</p>	
Paul Kent	I fully agree with this.	

Number of comments on this part	2
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Plan section		T5-Impact of re-opening of Pill railway Station on new development proposals
Respondent	Comment	Additional info
Highways England	<p>Thank you for providing Highways England with the opportunity to comment on the submission version of the Abbots Leigh, Ham Green, Pill and Easton-in -Gordano Neighbourhood Plan (NP). As you will be aware, Highways England is responsible for operating, maintaining and improving the strategic road network (SRN) which in this instance comprises a section of the M5 mainline with M5 Junction 19 just outside of the plan area.</p> <p>In general terms, we welcome policies T1-5, which include aims to minimise traffic congestion and to encourage different modes of travel to the private vehicle, including active travel (E.g. walking and cycling) and public transport. As well as associated environmental and health benefits, such measures can help reduce pressure on the SRN and help ensure its safe and efficient operation.</p>	
Paul Kent	I agree with this.	
Number of comments on this part		2

Plan section	CA/T1-infrastructure improvements for those with disabilities	
Respondent	Comment	Additional info
Simon Talbot-Ponsonby	All the CAP policies should be taken further	
Paul Kent	I agree with all the Community Action Policies 1-7.	
Number of comments on this part	2	

Plan section	CA/T2-restriction of pavement parking
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Respondent	Comment	Additional info
Simon Talbot-Ponsonby	essential	

Number of comments on this part	1
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Plan section		CA/T3-review of parking restrictions
Respondent	Comment	Additional info
Paul Kent	Fully agree with this.	
Kamala	As above mentioned in comments, there is a need for a clear parking policy which in my view would should exclude parked vehicles at the junction of A369 and Manor Road as it can be dangerous when turning into or out of Manor Road now if there are parked vehicles. There is also a safety need to keep Manor Road clear of parked vehicles between the nursing home and Weir Lane as the road is not wide enough. Gates and fencing have been damaged by vehicles seeking to drive, park and/or manoeuvre along Manor Road.	
Number of comments on this part		2

Plan section	CA/T4 provision of bicycle stands
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Respondent	Comment	Additional info
Kamala	I support this and in particular at parks including Abbots Pool, where there are none.	

Number of comments on this part	1
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Plan section	CA/T6 public bus transport
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Respondent	Comment	Additional info
Kamala	If there is any way to give buses priority I would support this.	

Number of comments on this part	1
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Plan section		7.1 Topography, landscape and ecology
Respondent	Comment	Additional info
Bob L	The plan area landscape and the wildlife it supports are much valued and used locally. Efforts that are underway to enhance the value of the area for wildlife of all sorts are well established locally and are being enhanced and encouraged by the Parish Councils. The plan recognises this state of affairs, and its proposals for ongoing enhancement are both necessary and appropriate.	
Paul Kent	All these suggestions are vital to the future of this environment and I fully support all of them in this section.	
Rachel Harvey	I agree with all the elements within this section including all the policies listed at the bottom.	
Pmcpl	<p>All of the species you list are likely to live in and around the lake. A vibrant biodiverse ecosystem.</p> <p>Whilst the other proposals would indeed damage the environment more, proposal 2 is far from a favourable environmental outcome.</p> <p>This last year has proven that the environment is key to our wellbeing and key to the survival of future generations.</p>	
Number of comments on this part		4

Plan section		7.2 Environmental Assets
Respondent	Comment	Additional info
Jon	It would be very positive to see the extent of Semi-Natural Ancient Woodland that occurs within the plan area. This is an irreplaceable habitat and is afforded special protection under the NPPF. Please consider including an acknowledgement that the plan area is richer than average with this habitat.	
Paul Kent	The high standards of care and concern and work for the environment is one of the defining features of life in this community. We undermine any of this at our peril and to the undoubted deterioration of our grandchildren's future.	
Moya Ayling	I haven't found mention of Pill Paddock, off Cross Lanes, a site which is owned by the Parish Council and managed for wildlife by the Avon Wildlife Trust. The site consists of a pond, a meadow area and a woodland, planted 35 years ago.	
Henry Kenyon	Protect greenbelt, grassland, woodland, hiking trails, and wildlife sites plus invest in the lovely areas open to the public - Abbots Leigh pond, Leigh Woods with its tow path and trails.	
Helzbelz	Ham Green Lake would be adversely affected by the Chapel Pill Development and should be afforded greater protection, and treated as an asset.	
Pmcpl	All of which will be disrupted by this proposal.	

Respondent	Comment	Additional info
	Unlike more central and brown-belt sites	

Number of comments on this part	6
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Plan section	7.4 Protected Areas
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Respondent	Comment	Additional info
Jon	Please acknowledge that Ancient Woodland receives specific protection under the NPPF and should be included in this section to ensure it receives due consideration. This habitat covers most of Leigh Woods but also other smaller section of woodland that may otherwise be overlooked during the planning process.	

Number of comments on this part	1
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Plan section	7.5 Connectivity and Biodiversity
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Respondent	Comment	Additional info
Pmcpl	Why are you looking to destroy this?	

Number of comments on this part	1
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Plan section		7.6 Environmental Management
Respondent	Comment	Additional info
Cat	<p><u>A comment on environmental management, as covered in Chapter 7.6:</u></p> <p>The importance of continuous farming needs to be included here!</p> <p>As a rough estimate, 1/3 of the NPA is agricultural, open land (i.e. not woodland). Although there is mixed and often absent <i>ownership</i> of this land, virtually all of this land is nevertheless under <i>active management</i> by farmers, along with the land owned by farms. The farming stewardship of all this land is vital for the preservation of the landscape and the ecology. A good proportion of farmed land in our area has been under consistent management for a long time, going back decades, for some land even centuries. As a result, we see both arable fields and species-rich grassland, meadows and historic parkland with open-grown veteran trees, continuously managed in a way which allows a rich diversity of species to survive. It is crucial that Greenbelt agricultural land, including equestrian, is NOT diminished or fragmented in favour of housing or other development!</p> <p>A policy needs be added to Chapter 7, to protect the total area of grazed, farmed, open land from development other than exceptional and small-scale.</p> <p>The policy headed ENV 3 should also include a suggestion to actively improve connectivity between these habitats!</p>	
KChallis	I am interested in knowing how the open spaces can be improved by rewilding projects.	
Number of comments on this part		2

Plan section	7.7 Policies
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Respondent	Comment	Additional info
LUCY BYRNE	I'm very happy to see so much detail & thought has gone into the environmental impact of the Neighbourhood plan	

Number of comments on this part	1
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Plan section	Planning Policies	
Respondent	Comment	Additional info
Donald Davies	Fully supportive of the policies in Section 7.	
Number of comments on this part	1	

Plan section		Env 1 (also HO 1) Protection of Green Belt and high sensitivity landscape and habitat
Respondent	Comment	Additional info
ARCSJ	Unclear wording. Green Belt 'and' ? What do you mean by adversely affecting the Green Belt?	
Wayne Davey	I support full protection of the green belt	
Paul Kent	Agreed .	
Noel Ayling	I totally agree with this statement.	
Helzbelz	I agree development should not be supported	
Rosaleen Thayer	I agree.	
Number of comments on this part		6

Plan section	Env2 Protection of environment and wildlife
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Respondent	Comment	Additional info
Robert Buck	It is encouraging that ecology and biodiversity are also given plenty of consideration at a time when climate change and species extinction are major concerns.	
Paul Kent	Agreed.	
Helzbelz	I agree, there areas of salt marsh and inter-tidal shore need enhanced protection	
Rosaleen Thayer	I welcome and agree this proposal.	

Number of comments on this part	4
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Plan section	Env 3 rewilding
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Respondent	Comment	Additional info
ARCSJ	How is this related to the determination of planning applications?	
Paul Kent	Agreed.	
Helzbelz	This should be standard practise for all landowners	
Rosaleen Thayer	I agree with this proposal. All important for supporting biodiversity and an important action in response to the climate crisis.	

Number of comments on this part	4
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Plan section		CA/ENV 1 -encouragement of landowners to protect the natural landscape
Respondent	Comment	Additional info
Jon	Encouragement for landowners to expand natural habitat to give 'bio-diversity net gain' during the planning process would be a very positive step forward. However a full consideration of the natural capital benefits provided by new habitat should be considered including flood prevention, carbon sequestration, recreational opportunities, cleaner air and landscape improvements. When all factors are considered woodland creation will inevitably and rightly be favoured.	
Pmcpl	How does building over green-belt, biodiverse land align with this expectation that as residents we are suppose to uphold?	
Number of comments on this part		2

Plan section		8.1 History
Respondent	Comment	Additional info
Mr John Winstone	<p>The hiving off of Heritage Assets into Background paper 4 is unacceptable, and this presumably applies to other background papers.</p> <p>Background paper 4 is incomplete. There is no map of the location of Heritage Assets, no delineation of the registered park and garden (or the 'unregistered park & garden').</p> <p>A summary of a revamped Background Paper 4 must be included in the principle document.</p> <p>For any serious contemplation of a Conservation Area for Abbots Leigh a draft boundary and a list of Undesignated Heritage Assets should be drawn up and marked up, together with Listed Assets. You are unselling yourselves.</p>	
Rachel Harvey	I agree with the statements within this section and the policies listed below.	
Number of comments on this part		2

Plan section	8.6 Other special areas
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Respondent	Comment	Additional info
Moya Ayling	Very interesting reading after a lot of thorough research.	

Number of comments on this part	1
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Plan section	Improvement Area 3 Abbots Leigh Heritage
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Respondent	Comment	Additional info
AL resident	It is important to protect historic buildings, but there is a danger in covering too large an area. Many houses in Abbots Leigh are modern and away from the historic centre of the village, these shouldnt be included in the conservation area.	
Jane Gibbons	I broadly support protecting the village heritage. However, these changes must be done in consultation with the existing house owners so that there is a clear understanding of which houses are impacted and what the responsibilities are for those house owners.	

Number of comments on this part	2
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Plan section	Her 1 - Design of new development
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Respondent	Comment	Additional info
Donald Davies	Fully support Her 1 and 2	

Number of comments on this part	1
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Plan section		Her 2- A conservation area for Abbots Leigh
Respondent	Comment	Additional info
Henry Kenyon	Much has been allowed to destroy the heritage of the area. What is left must be protected with only sympathetic construction allowed. All of Abbots Leigh should be a designated Conservation Area not limited to Church Road.	
Kamala	I support this.	
Robert Narracott	<p>I confirm my support for the Plan which I have read in detail.</p> <p>I wear a number of hats which are relevant to my response:</p> <p>I am a member of the Abbots Leigh Parish Council, and being a Practising Chartered Architect in Bristol I am currently charged with dealing with the planning application responses within our Parish, and have a keen desire to ensure the quality of design is held high in the area of the Neighbourhood Plan, to maintain local distinctiveness and respect historic settings. I therefore wholly support proposed Policy Her 1.</p> <p>Having lived in Abbots Leigh for over 27 years, and been involved with many aspects of the Village, including Chairing its Civic Society, and being central to the development of a Village Character Statement in 1999, as a Parish Councillor I am currently seeking to pursue the introduction of a Conservation Area in the Village which I am aware is also raised as a potential Planning Policy in the NP, ref Her 2. This will hopefully further the aims of Her 1 in our Village.</p>	
Number of comments on this part		3

Plan section		9.1-9.3
Respondent	Comment	Additional info
CLH Pipeline System Ltd	Thank you for your email to CLH Pipeline System (CLH-PS) Ltd dated 1 st February 2021 regarding the above. Please find attached a plan of our client's apparatus. We would ask that you contact us if any works are in the vicinity of the CLH-PS pipeline or alternatively go to www.linesearchbeforeudig.co.uk , our free online enquiry service.	CLH Pipeline Map NDP comment.pdf
Cat	<p>Chapter 9.2 mentions:</p> <p>"Food production is also important in the Neighbourhood Area, making use of the open land which the Green Belt helps to protect. With six active farms there is considerable farmland grazed by dairy or meat livestock."</p> <p>Food production might warrant a chapter on its own, but certainly has implications for all of chapters 6 (transport), 7 (environment), 9 (employment) and 10 (climate).</p> <p>Could policies please be included, discouraging development on land involved in food production?</p>	
Paul Kent	The Precinct is a shabby and unappealing area which needs a complete rethink so that it is seen as a positive focal point in the village. The shops and the staff are superb - the buildings the opposite.	
Donald Davies	For any sustainable community, availability of local jobs is a key factor, since it generates a more	

Respondent	Comment	Additional info
	circular economy and reduces out-commuting. We should only remove employment land for housing in very special circumstances.	
Number of comments on this part		4

Plan section		9.4-9.5
Respondent	Comment	Additional info
Bob L	Proposals within the Plan to support and encourage local employment for local people are important and to be supported.	
David Lumby	Para 9.4 recognises the number of empty office units, but does not accept the widely supported view that the nature of long term employment has changed and that the move to working from home has been accelerated by the global pandemic. This land will potentially soon be available for housing development and is a far more suitable site than alternatives proposed within the plan.	
Rachel Harvey	On the whole I agree with this assessment and the policies listed below, however, I think post COVID there will be higher levels of unemployment, this is likely to be higher among younger and older workers, and larger numbers of people continuing to work from home. It is difficult because this is a developing situation but some kind of post COVID assessment and response would be useful to note.	
Pmcpl	Further acceptance that there is undeveloped land	
KJury	.	
Number of comments on this part		5

Plan section	9.6 policies
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Respondent	Comment	Additional info
Donald Davies	Fully endorse Policies Emp 1 to 7 and C/Emp 1 to 3; without local employment, there are no longer sustainable communities, too many other local villages have lost this, ours don't want to follow.	

Number of comments on this part	1
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Plan section	EMP 1 Conversion of domestic buildings for homeworking
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Respondent	Comment	Additional info
Paul Kent	I support all of these planning and CAP policies.	

Number of comments on this part	1
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Plan section	Emp 2 conversion of redundant buildings to workshops/small businesses
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Respondent	Comment	Additional info
Henry Kenyon	I support more local employment opportunities with the conversation of redundant buildings.	

Number of comments on this part	1
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Plan section	Emp 4 Support for tourism and local job opportunities
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Respondent	Comment	Additional info
Sue Tuckwell	Improvement to the precinct in Pill would draw more new people in to the village, especially if there were a cafe etc.	

Number of comments on this part	1
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Plan section	Emp 5 Changes of use
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Respondent	Comment	Additional info
LUCY BYRNE	As I understand it 'Class E' is for commercial / business / Services use only. Given the complete global shift towards working from home due to COVID 19, (which looks set to continue at for at least 50% of home workers) <i>plus</i> the need for local affordable housing <i>and</i> the need to protect as much of our 'virgin' green land as we can for a host of environmental reasons. I think that applications for change of use from commercial to residential is something that should definitely be looked at on a case by case basis, rather than being flatly rejected. If there are formerly commercial buildings sitting empty for long periods of time when there are families in need of housing it would not make sense to refuse change of use development to provide housing.	

Number of comments on this part	1
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Plan section	Emp 6 Orchard View redevelopment
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Respondent	Comment	Additional info
Kamala	I support this.	

Number of comments on this part	1
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Plan section	CA/Emp 2 Encouragement for travel to work via sustainable transport
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Respondent	Comment	Additional info
Kamala	Please see my previous comments about the need for more "drastic" steps to be taken to change our transport use. Vehicular traffic needs to be slowed down and deterred. This may be, e.g. imposing a one way system in the narrow section of the A369 near The George.	

Number of comments on this part	1
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Plan section		10.1 Local Action (See also Background Paper 6)
Respondent	Comment	Additional info
Bob L	<p>It is very welcome that the plan recognises the over-riding priority of tackling the climate emergency, which is the fundamental crisis of our times. It is likely that - unless global action is on a sufficient scale and undertaken with massive urgency - rising sea-levels will lead to frequent and devastating flooding in Pill before the end of this century and so the matter has considerable local resonance.</p> <p>The intentions with the plan to promote local actions to help the fight to limit climate change are vitally important and to be supported. They will need to be enhanced in the near future.</p> <p>In particular, the proposal for a wind turbine within the area of the plan is to be supported, as are efforts to ensure both that new housing is built to high standards of energy efficiency and incorporates renewable energy generation schemes (typically solar pV) and low carbon heating systems as far as possible,</p>	
LUCY BYRNE	I fully support all policies to take action to move towards a carbon neutral neighbourhood	
Wayne Davey	I very much support local efforts to respond to the climate emergency	
Paul Kent	I support all of the actions in the whole of Section 10. There cannot be any dithering about any of this any longer. Everyone from Greta Thunberg to David Attenborough knows what needs to be done so the NHP is simply showing how to get on and do it.	

Respondent	Comment	Additional info
Rachel Harvey	I agree with the assessment of the situation and the policies that are proposed to help tackle this issue. I would also like to add that the COVID pandemic has made working from home much more of an option for many people going forward. To support this perhaps some provision for a co-working space within Pill so that people would not need to travel so often to their office could be investigated?	
Pmcpl	<p>How will the additional dwellings be offset?</p> <p>No dwelling, or redeveloped brown belt sites would offer a more environmentally sustainable outcome.</p> <p>This proposal does not present greener solutions, or pave the way for a sustainable future. It reverses them.</p>	
Rosaleen Thayer	<p>‘The Neighbourhood Plan, and its three key principles - the need to protect the past, to address the future, and to react to the immediate present - reflect the urgency of a response to Climate Change.’</p> <p>I am pleased to see that these three principles are embraced within the plan. We need an urgent response to the climate emergency and I with other volunteers are doing our bit by helping with tree planting, reducing food waste etc. I hope that the local allotment will continue to be supported.</p>	
Number of comments on this part		7

Plan section		10.2 Renewable energy
Respondent	Comment	Additional info
Wayne Davey	Happy to support additional solar and wind turbine energy generation	
Henry Kenyon	Climate change - I support all initiatives with the exception of turning large grass field areas into solar farms.	
Number of comments on this part		2

Plan section	10.3 Carbon Capture and Biodiversity
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Respondent	Comment	Additional info
Wayne Davey	Yes, all excellent!! More trees locally please :)	
Pmcpl	This is clearly counter to what the proposed plans will achieve.	

Number of comments on this part	2
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Plan section	10.6 Pollution
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Respondent	Comment	Additional info
Kamala	I would urge consideration of limiting exterior lighting on residential buildings to movement sensed to prevent all night outdoor lighting.	

Number of comments on this part	1
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Plan section	10.7 Flood Risk
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Respondent	Comment	Additional info
Donald Davies	The flood risk is very real in the NP area, especially in the centre of Pill. The recent studies of Environment Agency to improve flood defences in the tidal Avon are to be welcomed; we as a community need to ensure these are sufficiently future proofed.	
Pmcpl	You talk of a climate emergency and risk of flooding whilst looking to build dwellings near a lake	

Number of comments on this part	2
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Plan section	10.8 Policies
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Respondent	Comment	Additional info
Donald Davies	Fully endorse policies CC1 to 7. And by generating less carbon by more people living and working locally, along with retail and leisure, creates a virtuous circle that a commuter village does not.	

Number of comments on this part	1
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Plan section	CC7 - Local Food production
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Respondent	Comment	Additional info
Cat	Nice to see policy CC7 of Chapter10, in support of local food production! A huge thank you for preparing such a good and important document!	

Number of comments on this part	1
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Plan section		11.1 Community Organisations	
Respondent	Comment	Additional info	
Rosaleen Thayer	Community organisations are the life blood of local communities and help address social, mental health and physical health needs. Knowing that there was such a range of groups locally was part of what attracted me to move to the area.They also indicate a community that is willing to 'get involved' and make a difference.		
Elaine Bowman	I would like to have seen mentioned within the Neighbourhood Plan that the Public Rights of Way Network in these areas were considered to be an asset to be protected. These routes have during Covid proven to be a life line for the Health and Wellbeing of local users. An undertaking to work with North Somerset to assist their improvement where necessary by opening up this area to more users through enhancement, improved access arrangements and maintenance would be beneficial to all.		
Number of comments on this part		2	

Plan section		11.2 Community Infrastructure
Respondent	Comment	Additional info
LUCY BYRNE	The ideas to develop the Christchurch site sound very encouraging. With multiple benefits for the community	
KChallis	We have lots of activities for young people but would benefit from a conservation group to help young people learn more about their environment.	
Noel Ayling	There has been no recent discussion about the redevelopment of the Community Centre with any members of its Management Committee. As such it is surprising to find this proposal being raised in the Neighbourhood Plan.	
Henry Kenyon	The Parish Council must prioritise support for local families - doctor's surgery, green play areas, post office local stores, churches etc.	
David Yates	Christ Church Pill was burned down in 1941 and the current building rebuilt using the old foundations in 1957/58. The church can seat about 150-200 for concerts and big funerals, but typically sees 15-20 worshippers for a Sunday service. Most of our congregation are over 70. The church is expensive to heat in the winter, and will longer term need expensive maintenance so the future of our building and congregation is uncertain. A smaller worship centre incorporated into a rebuilt community centre would address the current needs and problems of the church.	

Respondent	Comment	Additional info
Pmcpl	How does the proposal add value to the local assets and facilities? The environmental damage will in fact reduce them	
Number of comments on this part		6

Plan section	11.4 Communication
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Respondent	Comment	Additional info
Gerry Hunt	I'm surprised that, apart from a mention of the window being used for notices, there is no other reference to Pill Resource Centre or it's management body, Pill and District Community Foundation. There is also another community Facebook page 'Pill Pill We Love Thee Still' with a more, but not exclusively, historic focus.	

Number of comments on this part	1
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Plan section		11.5 Open Space
Respondent	Comment	Additional info
Mr John Winstone	<p>The Plan does not mention of Bristol School of Painters whose nominal home might be said to have been Leigh Woods. It was an important destination of Bristolians in the nineteenth century and seems to have been underplayed here as a potential for climate change and destination out of the modern city. For instance in the mapping there is no indication of the footpaths and tracks that are open and how these link to Abbots Leigh, Leigh Court and the enjoyment of the Avon Gorge.</p> <p>An express and detailed policy for Leigh Woods should be included.</p>	
Donald Davies	<p>Open Spaces contribute a great deal to our community and should be preserved as such. That most of them are maintained, managed and used by local people only contributes to our community wellbeing. It would be hoped that in due course that sports clubs who take advantage of green belt locations to build their facilities, as in much of Abbots Leigh adjoining Beggar Bush Lane, open these for community use.</p>	
Number of comments on this part		2

Plan section	11.6 Play and recreation
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Respondent	Comment	Additional info
Sport England	<p>Government planning policy, within the National Planning Policy Framework (NPPF), identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.</p> <p>It is essential therefore that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 96 and 97. It is also important to be aware of Sport England’s statutory consultee role in protecting playing fields and the presumption against the loss of playing field land. Sport England’s playing fields policy is set out in our Playing Fields Policy and Guidance document.</p> <p>https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy</p> <p>-</p> <p>Sport England provides guidance on developing planning policy for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded.</p> <p>https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications</p>	

Respondent	Comment	Additional info
	<p>-</p> <p>Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 97 of the NPPF, this takes the form of assessments of need and strategies for indoor and outdoor sports facilities. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.</p> <p>Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on assessing needs may help with such work.</p> <p>http://www.sportengland.org/planningtoolsandguidance</p> <p>If new or improved sports facilities are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes.</p> <p>http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/</p> <p>Any new housing developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure</p>	

Respondent	Comment	Additional info
	<p>that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.</p> <p>In line with the Government’s NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how any new development, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England’s Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.</p> <p>Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.</p> <p>NPPF Section 8: https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities</p> <p>PPG Health and wellbeing section: https://www.gov.uk/guidance/health-and-wellbeing</p> <p>Sport England’s Active Design Guidance: https://www.sportengland.org/activedesign</p>	
Paul Murray	<p>As stated Pill lacks recreational diversity, particularly in 15-25 age group. Things such as pump tracks, dirt jumps have been very successful in Bristol and many other towns and cities. It is popular with younger age groups as well and require very little maintenance once installed. I believe this sort</p>	

Respondent	Comment	Additional info
	of things should be looked into and considered to remediate the lack of recreational activities.	
C Taylor	The Guides (aged 10-14) say they value the open spaces within the village. The ones they mentioned specifically are Watchhouse Hill and areas in Easton-in-Gordano. A couple said they would like a skate park.	
Grace Chadwick-Ryan	<p>young people comments from Pill YOUTH CLUB</p> <p>"most teenagers in Pill dont really have a place to hang out apart from the youth club it would be good to socialise and do excercise so i think it would be great if there could be a place for that. Mainly a skatepark because lots or most teenagers in Pill use a scooter and/or a skateboard and would love not to travel to Nailsea or Bristol to get to the nearest one. it doesnt have to be big, just enough to practise and have some free space. All the smooth concrete ares in Pill are either off limits, or road or at a place where the elderly or older people live (and they probably dont want all the noise) so it would be amazing to have one.</p> <p>"not a lot to do in open spaces"</p> <p>"Table tennis table like they have in Nailsea"</p> <p>"BBQ area"</p>	
Number of comments on this part		4

Plan section	11.7 Public Services
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Respondent	Comment	Additional info
Jane Gibbons	11.7 Public Services: I understand that the existing public services are running at full capacity. Any development proposal that would increase the population size in the Neighbourhood Plan area needs to directly address the impact on public services as they are not mutually exclusive.	

Number of comments on this part	1
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Plan section		11.8 Social Inclusion
Respondent	Comment	Additional info
Gavin Lucas	It's a pity that the lack of facilities for teenagers noted in the Community Assets paper is not addressed in the plan. They are a demographic that are particularly badly catered for in the village. The limited public transport links available also compound this. As our children get older this may be an issue that would make us consider leaving the area.	
Number of comments on this part		1

Plan section		11.9 The Pill Precinct	
Respondent	Comment	Additional info	
LUCY BYRNE	I fully support all plans and aspirations to improve the precinct and make the focus of the village more attractive for people on foot or on bikes.		
KChallis	It would benefit from also being lighter. The underpass bit from the green to the shops can be dark sometimes.		
Grace Family	<p>Functional but an eyesore. Whole place needs to be rebuilt. Anything other than limited investment would be poor value for money.</p> <p>Housing Association that owns most of the properties will have limited appetite to change as the option to squeeze more homes is limited, Probably needs a major push from NSC / Govt.</p>		
Rachel Harvey	I agree with the assessments within Section 11 and the policies proposed below.		
Number of comments on this part		4	

Plan section	CAF 1 (and Env 2) Protection of open spaces.
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Respondent	Comment	Additional info
AL resident	The maps include areas which do not fall within the ambit of this section and should not be seen as definitive	
Donald Davies	Fully support CAF1(Env 2) to 3 and CA/CAF 3, noting comment on CAF3 above on increased community access.	

Number of comments on this part	2
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Plan section		CAF 2 Improvement Area 4 The Pill Precinct
Respondent	Comment	Additional info
Gavin Lucas	I would also welcome improvements to the precinct and improving pedestrian access between the precinct and Lodway.	
Gavin Lucas	I would also welcome improvements to the precinct and improving pedestrian access between the precinct and Lodway.	
Henry Kenyon	Pill / Ham Green - There is an opportunity to revitalise the commercial / retail centre of Pill (ie - Post Office, Food retail, DIY, workshops for artisans). This should be remodelled / rebuilt to provide an attractive small shopping centre for local people with a gathering place for people to meet, a true village hub with the character of a tiny fishing/smugglers harbour.	
Number of comments on this part		3

Plan section		COVID-19 and the Neighbourhood Plan
Respondent	Comment	Additional info
Paul Kent	COVID has shown us that there is not as much time as we thought and now we have to make sure we work smartly and efficiently to get things done in the parishes to the benefit of future generations. The NHP makes it absolutely clear that there is only one way forward and the proposals are clear, logical and well thought through. It has my fullest support and I will do everything I can to help ensure they become reality.	
Noel Ayling	I totally support the range of planning policies and community actions set out in the Neighbourhood Plan. This is a carefully prepared and comprehensive document that looks responsibly to the future of our specific area but also in its North Somerset context.	
Jane Gibbons	I want to thank those volunteers that created and worked on the Neighbourhood Plan. I appreciate that the work that has gone into it has been time consuming and taken a lot of commitment. So, regardless of the whether the Plan is adopted/adapted/rejected, I applaud the community cohesion demonstrated.	
Andy King	The extent of the information put in on this plan is a testimony to the hard work put in by all involved and I applaud and thanks them all their diligence and effort in drawing up this set of documents. I am fully behind, and support this plan.	
Moya Ayling	This is a very impressive document, covering all areas of life in our local community. I applaud the work that has been done and support the recommendations made.	

Respondent	Comment	Additional info
David Yates	<p>The restrictions of lockdown have emphasised the need for local shops and services, already needed by those without cars and with limited mobility. Encouraging local shops to offer a range of services helps reduce travel problems, and offers a better and greener service to our local community. Pill Post Office is a good example, offering cash withdrawals and cheque deposits, and a collection point for Amazon click and collect, amongst other services.</p>	
Donald Davies	<p>The pandemic will have changed a great deal, but the essence of the plan is still the same, to create sustainable communities where our villagers can live, work, shop and take leisure locally. The need for local affordable housing only becomes more pressing, as inequalities in our society grow ever larger. We also need to ensure that our retail offer is retained, and the work at Pill Precinct is key to this, to provide convenience shopping in between the home shopping delivery! Job creation, with local, smaller and more nimble places, fits well with provision we already have at locations like Eden Park, the Old Brewery and Leigh Court, where, especially post reopening of the railway, low carbon means of transport will be prominent.</p> <p>The future can be bright and following this plan will help take us there as vibrant village communities.</p>	
Peter Stanley	<p>There are bound to be major implications for the Plan in the Post-Covid era! It is important that the Plan is revisited when appropriate to identify the impact post-COVID</p>	
Sue	<p>I fully support the Neighbourhood plan and its recommended actions.</p>	
Rachel Harvey	<p>It is good to have this post-script that looks to the impact the COVID-19 pandemic has had and is likely</p>	

Respondent	Comment	Additional info
	to have on the area and the Neighbourhood plan and the need to be flexible and resilient.	
Kamala	Many thanks to all who spent time, thought and careful consideration into creating this document which I largely support and commend.	
Clevedon Town Council	Clevedon Town Councils' Planning Committee received and discussed the Abbots Leigh, Ham Green, Pill and Easton-in-Gordano Neighbourhood Plan consultation concerning the Neighbourhood Plan. The Councillor Committee members commented and agreed that the document is an informative report and support the content of the whole document therein.	
Easton-in-Gordano Parish Council	<p>Introduction.</p> <p>Like the submitted Neighbourhood Plan (NHP), this response comes jointly from the Parish Councils of Abbots Leigh and Pill and Easton-in-Gordano. Whilst the two parishes have different local characteristics, because we have a great deal more in common, we have developed a coherent approach across the whole Neighbourhood Plan Area and have continued to work together on the NHP.</p> <p>Our response falls into four parts:</p> <ul style="list-style-type: none"> • The Changing Context • Local Engagement • Affordable Housing, the Green Belt, and the Environment • The Response to Local Consultation 	

Respondent	Comment	Additional info
	<p>1 The Changing Context</p> <p>We concluded our submitted Plan with a Postscript which drew attention to the impact of COVID-19 not only on the preparation of, and consultation on, the NHP but also on community life in our area. Uncertainty about what any 'back to normal' may mean remains. The closure of businesses and shops has affected jobs and family incomes, working from home has become a habit, a growing need/demand for both market and social housing has emerged in the area whilst community life and visits to relatives or friends have been curtailed.</p> <p>Above all, however, throughout our area the number of walkers and cyclists escaping Bristol remains high with Leigh Woods, the Leigh Court Estate, Avon Cycle Way, and the Avon Trail heavily accessed. Locally, residents have taken advantage of the network of Rights of Way and pathways to exercise and sustain the health and well-being offered by the use of local open spaces. Managing both access to the countryside and protection of the environment are - and will remain - a key challenge across the whole Neighbourhood Area. NSC's recent commitment to provide additional funds to Public Rights of Way is very welcome, given their importance in our area.</p> <p>Further change will come through the emerging North Somerset Local Plan 2038. We accept our NHP has a short life to 2026 but we have submitted evidence to the 2038 Local Plan consultation processes which places the NHP in a broader strategic framework, offers a counterforce to the economic and social pull of Bristol, and stresses the potential of links to a new urban focus at Portishead.</p> <p>There have been arguments that the NHP is premature pending the new Local Plan 2038. Our view is that there is no certainty about the final shape of this strategic plan and given that the NHP has now been in preparation since 2016 our community would become disengaged and disillusioned by any further delay.</p> <p>It is important to the credibility and acceptability of the NHP that, at Examination, recognition is given</p>	

Respondent	Comment	Additional info
	to this continuing context of change. Against such change we confirm our commitment (NHP Ch. 2) to update and review once the Local Plan 2038 is complete.	
Number of comments on this part		13

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