

Abbots Leigh, Ham Green, Pill and Easton-in-Gordano Neighbourhood Plan

Summary of representations to the submitted neighbourhood plan

This document summarises the comments received by the Council on the submitted Neighbourhood Plan.

Background

The Abbots Leigh, Ham green, Pill and Easton-in-Gordano Neighbourhood Plan was submitted to North Somerset Council for independent examination on 2 November 2020. It was then publicised for a six-week period of consultation between 1 February and 15 March 2021. This is known as “submission consultation” or “Regulation 16 consultation”. Comments received were all forwarded in full to the examiner for consideration.

The examiners role was to consider whether the submitted plan met the necessary basic conditions or whether with modifications it was capable of meeting the basic conditions. He concluded that the latter was the case and recommended a number of modifications as a result. North Somerset Council resolved at Executive on 23 June 2021 that the Plan with the modifications met the basic conditions and complied with other necessary provisions and should proceed to referendum.

The below is a summary of the representations received to the “submission consultation”. The full representations can be viewed either by visiting the consultation web page via www.n-somerset.gov.uk/pillplan or in the separate consultation response document provided with the referendum documents. As the comments received were very diverse it is advisable to view the full comments to get a complete picture.

Summary of representations received to submission consultation February/March 2021

A total of 459 representations were received as follows

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Introduction – 32 representations

Points raised include: timescale-is it seeking to influence beyond 2026, support for the plan evidence base and housing development at Chapel Pill, but also objections to affordable housing at Chapel Pill, concerns about plan procedure and process additional housing sites should be considered, support protection of green spaces and biodiversity.

Strategic Planning framework-3 representations

Points raised include: timescale- should align with the new Local Plan 2038 and not the existing Core Strategy, references to development beyond 2026 should be removed; general support.

The neighbourhood area and its history- 4 representations

Points raised include: question the joining of two very disparate parishes within one neighbourhood plan, although two others support the Plan area, support for this section of the plan.

Vision principles objectives and policies-23 representations

Points raised include: support- the pandemic has highlighted the need for prudent use of resources, general support, biodiversity should be a priority, support for these, add traffic and parking, too little attention to infrastructure, i.e. schools, roads, surgeries etc.

Housing -210 representations

Points raised include: general-support for introductory paragraphs, suggested additional housing site, support for improved quality and design, need for affordable housing.

Policy Hou 1 Orchard View - some support in principle

Policy Hou 2 Affordable Housing Chapel Pill lane - there was extensive objection to this policy reasons including adverse impact on the Green Belt and Ham Green lake, openness, wildlife and historic buildings, traffic access and conflict between road users, process of inclusion within the Plan, inadequate evidence of need, alternative more appropriate sites available. Some support for the policy was also expressed.

Hou 3 energy assessment - generally supported

Hou 4 infill development within the settlement boundary - support in principle subject to quality, focus on affordable housing, should extend this to Abbots Leigh

Hou 5 Sustainable management of areas surrounding new development - general support

Hou 6 Restriction of conversion of outbuildings to residential use - support but rewording needed

Transport and movement -75 representations

Points raised include: general agreement and concern over increased traffic volumes, especially A369, need for parking management both in Abbots Leigh

(village and Abbots Pool) and Pill centre, concern over traffic speeds and how this dissuades cycling and walking, need for better maintenance of River Avon trail and improved cycle network, general support for this section, train station welcomed but access and parking needs thought.

T1 New development locations and sustainable travel - general support

T2 Protection of rights of way and footpaths - general support

T3 Electric vehicles - general support

T4 protection and safety of pedestrians and cyclists - general support

T5 Impact of re-opening of Pill railway station - general support

T6 Location of new development for sustainable travel and access to facilities - no comments

Landscape, environment and biodiversity- 32 representations

Points raised include: agree with this section, should protect Ham Green Lake and Pill Paddock, protection of ancient woodland also important.

Env 1- Protection of Green Belt and high sensitivity landscape and habitat above Crockerne Drive and Brookside - support for policy

Env 2 Environment and wildlife (especially the salt marshes and inter-tidal shore) of Royal Portbury Dock should continue to be supported - policy supported

Env3 rewilding - agree but question relevance to planning applications

Heritage-9 representations

Points raised include: inadequate inclusion of heritage assets in Plan, need for consultation on extent of any conservation area for Abbots Leigh.

Her1 Design of new development - support

Her2 A conservation area for Abbots Leigh - support in principal

Economy and employment -16 representations

Points raised include: general support for the preservation of employment allocations, although some conflicting views given where respondents believe that it may be appropriate to re-assign some of these sites for housing use. References made to local food production, local facilities at the precinct offering jobs and out-commuting/changing transport habits.

Emp1 The conversion, extension or improvement of domestic buildings (including digital infrastructure) for home working is supported – support

Emp2 The conversion and re-use of redundant buildings (including vacant or under-used agricultural buildings) for workshops or small businesses is supported – support

Emp3 Initiatives which create space for local start-up business, working hubs or internet hot-desking are supported – no comments

Emp4 Initiatives which draw in visitors or tourists and create local job opportunities are supported – suggestion that improvements to the precinct would support this

Emp5 Changes of use outside of use class E would not be supported – suggestion that this may need to be reviewed if Covid impacts remain long term

Emp6 The redevelopment of land and buildings at Orchard View (Ham Green) as a mixed-use development with associated employment generation is supported - support

Emp7 Continued up-grading of digital infrastructure is encouraged across the area – no comments

Climate emergency-16 representations

Points raised include: support for the assessments and policies, welcome the references to climate change and the key principles set out. Support offered for the local efforts to respond to the climate emergency and work towards a carbon neutral neighbourhood. General support offered for renewable energy generation, although concerns that green fields could be used as solar farms. Support for biodiversity measures, and references to improvements to flood defences being needed.

CC 1 Land allocations and management which enhance carbon capture and ecological biodiversity are welcomed - support

CC 2 Proposals for the development of new housing, extensions to dwellings or business premises, will be particularly supported where they are designed to generate as much of their energy as reasonably feasible from renewable sources – support

CC 3 New development should establish lighting schemes which minimize light pollution where possible - support

CC 4 The establishment of local wind-turbine generation capacity should be pursued – support

CC 5 Planning applications which incorporate rainwater harvesting and do not increase urban run-off are supported - support

CC 6 Initiatives which would benefit from the use of land or buildings for the local production of food are welcome - support

CC 7 Initiatives which would benefit from the use of land or buildings for the local production of food are welcome - support

Community assets and facilities-26 representations

Points raised include: importance of local community organisations and facilities. Mixed responses regarding potential redevelopments, general support and suggestions for improvements, but also some reservations around potential environmental harm and a lack of engagement with local groups. General support for local green spaces and other open space, with young people offering suggestions for additional facilities and recreation offers. Strong support for regeneration of the precinct.

CAF 1 (and Env 2) The Open Spaces listed in 11.5 and shown on Maps 11 and 12 should be protected, maintained and enhanced. Proposals for development thereon should demonstrate that they would not hinder access nor harm amenity value – support

CAF 2 Proposals for enhancement of the amenity and accessibility of Improvement Area 4 – the Pill Precinct as shown in Map 13 - will be supported – support

CAF 3 Proposals for further sport/recreation uses on Beggar Bush Lane will be supported - support

Postscript- 13 representations

Points raised include: support for the content of the plan and its policies, and recognition and thanks for all involved in the process. References to Covid impacts and the need for flexibility, resilience and future reviews welcomed.

North Somerset Council comments

North Somerset Council also provided comments to the examiner in relation to Housing, Transport, Employment and Environment policies. In many cases these related to the need to add clarity to the policy wording eg T1 location of new development, T3 electric vehicles, T5 passenger rail services, Her1 protection of heritage assets and Emp5 protection of village centre uses; or the suggested removal of policies which strayed beyond a planning remit eg HO5 offsite contributions and HO6 conversion of outbuildings buildings.

The full North Somerset Council comments can be viewed at www.n-somerset.gov.uk/pillplan