

From: [Paul Gardner](#)
To: [Celia Dring](#)
Cc: [Town & Parish Chairman Portishead & North Weston](#)
Subject: Portishead Neighbourhood Plan Regulation 16 - Steering Group comments
Date: 21 December 2022 18:28:26
Importance: High

Hello Celia

Here are some thoughts from the Town Council/Steering Group regarding the Regulation 16 feedback from various parties which the Examiner may wish to consider. Please can you forward on.

Persimmon Homes Severn Valley/Bloor Homes

- Persimmon makes a point about not simply repeating existing Development Plan policies. Our approach has been to local Portishead detail (see bullet below) to make Policies pertinent to the Town
- We decided to progress the Plan within the existing Development Plan framework, rather than await the new Local Plan because of anticipated potential delays to the Local Plan timetable (see revised [LDS timetable](#)) and to give the opportunity to add local context to the existing development plan such as Trees, Hedgerows and Woodland (PEN5) Local Green Space allocations (PEN7) Valued employment sites (PPE1)
- We didn't include site allocations because a) to do so is not a requirement in the NPPF /NPPG b) Is a matter best left to North Somerset Council who had already allocated housing sites within the Site Allocations Plan 2018 in Portishead to meet policies CS13 and CS14 of the Core Strategy c) Portishead is surrounded by Green Belt and Core Strategy policies CS6 and CS14 do not permit a change to the green belt boundary, or development within the green belt at Portishead. If the Neighbourhood Plan were to propose a housing allocation in the green belt it would fail the basic conditions test of being in conformity with the strategic policies of the Development Plan.

Persimmon LGS26

The current LGS26 (Sheepway Roundabout Community Orchard) was omitted in error from the Regulation 14 draft of the NDP, probably due to a mix up with the similarly named "Sheepfield Gardens" Persimmon has previously asked for clarification and was informed about the mix up and been able to review this site as part of Regulation 16. The intention had been to include it in Regulation 14 due to wildlife, tranquility and beauty benefits of the site.

Bloor Homes

PEN6 -the current policy wording complies with Site Allocations Plan policy SA5 "development which adversely affects a designated Local Green Space..."

PEN4 -10% biodiversity net gain-this is set out in the Environment Act, although the mandatory requirement will come into place in winter 2023 following the implementation of secondary legislation, the Neighbourhood Plan group consider this provides the necessary justification for the policy.

Parker strategic land

PEN5 - Ancient woodland buffer width 50-150m, The current legislation (15m buffer) is not fit for purpose in our view. Taking Weston Big Wood as an example the Woodland has naturally

rewilded and extended itself by about 50 metres from its designated official land boundary in one area that has not been farmed over the last half century. The woodland edges (beyond its boundary) contain hedgerows which support red listed endangered birds such as the curlew and are home to rare woodland margin plants such as Orchids. Wildlife needs a 50 to 150m buffer to provide the necessary corridors into the rest of the Gordano Valley (see Natural England guidelines) to survive. The existing flora and fauna cannot survive in an isolated wood and the ancient woodland itself would degrade considerably over time if not provided with a significant sized buffer zone. As an aside, we have commissioned a separate biodiversity study to document the rich environment around Weston Big Wood. We are expecting the report in the very near future.

Bloor Homes

PEN5-20% canopy cover. Our analysis of the current tree canopy cover in the Neighbourhood Area is that it is close to 20% so we want to maintain this level, which is also in line with national guidelines.

We do not understand the point about “one type of habitat “ having a negative impact on biodiversity, Clearly, there are many types of trees, which support different types of habitats and trees are an essential part of any biodiverse environment.

We would of course be very happy to assist the Examiner with any specific queries with regard to the Regulation 16 responses which are not covered in this email.

Best Regards

Paul

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