
Response to second Regulation 16 consultation Portishead NDP

Respondent Name	Respondent Organisation	Comment	Attached files
Coal Authority	The Coal Authority	Having reviewed your document, I confirm that we have no specific comments to make on it.	
Environment Agency	Environment Agency	The Environment Agency would not be adversely affected by the revisions and has no comments to make in addition to those made 5 May 2022 to Portishead Town Council.	Environment Agency.rtf
Exolum Pipeline Systems Ltd		Thank you for your email to Exolum Pipeline System Ltd 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 Exolum pipeline or alternatively go to www.lsbud.co.uk , our free online enquiry service.	Exolum Plan 3 Feb 23.pdf
Historic England (David Stuart)	Historic England	<p>Thank you for your consultation on the revised Figure 14 map associated with the submitted version of the Portishead Neighbourhood Plan.</p> <p>I can confirm that there are no comments on this revision which we wish to offer.</p>	
iancoast		<p>Pedestrian Route to High Street</p> <p><u>The Old Mill Road Mixed Use Employment Site</u> is currently a barrier to easy walking or cycling between the centre of Portishead, i.e. The Precinct and High Street, and The Stores, Food outlets, and eating establishments near to The Marina. At this early stage, a proposed pedestrian route needs to be identified, possibly by splitting the Old Mill Employment site into two sections.</p>	

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		Once opened, a pedestrian route would allow quicker, easier and more pleasant access between the Marina, Ibis Hotel, and the town centre.	
JON JONES		I find it strange that Old Mill Road is not classified as a Valued Employment Site. This whole consultation feels like a white wash to produce the desired result - that is, to turn old mill road into housing - or to use your phrase "mixed use" - we all know what that means.	
Lesley	Portishead Town Council	<p>This map is too small (using a mobile phone) but it doesn't identify other employment sites which should have protection eg Serbert Way, Newfoundland Avenue, High Street, etc.</p> <p>I object to Old Mill Road being designated for mixed used. This should also be a protected employment site because the current businesses offer highly skilled/professional employment for local people which isn't available in any of the protected employment sites on this map.</p>	
National Highways	National Highways	Thank you for providing National Highways with the opportunity to comment on the revised figure 14 that forms part of the draft plan for the Portishead Neighbourhood Plan. Having reviewed the revised document, I can confirm that National Highways have no specific comments in regards to the revised submission.	
Natural England	Natural England	<p>Natural England has previously commented on the Portishead Neighbourhood Plan and made comments to the authority in our response dated 16 November 2022 Reference number 408613.</p> <p>The proposed amendments to the Portishead Neighbourhood Plan appear unlikely to have significantly different impacts on the natural environment than the original consultation document and I can confirm that Natural England has no comments to make on these.</p>	

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		<p>Should the Portishead Neighbourhood Plan be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, please consult Natural England again.</p>	
Persimmon Homes Severn Valley	Persimmon Homes	<p>I write to you regarding the recent additional Regulation 16 consultation that is underway for the Portishead Neighbourhood Plan. Notwithstanding any representations the Company may make to this additional consultation, I should like to draw to the Examiner’s attention some important observations given recent events associated with its preparation.</p> <p>First, the Policy ‘Wyndham Way Study Area’ states that “<i>The Town Council will continue to work in partnership with North Somerset Council and landowners to progress future plans for the Wyndham Way Study Area as defined in Figure 17</i>”. However, following the Wyndham Way Masterplan being taken to the North Somerset Council Executive Committee Meeting in December 2022, Portishead Town Council has retracted directly their support of the Masterplan. Their actions were in response to the Masterplan document being changed without prior notification which gave specific dwelling delivery numbers. The details of numbers on the page were not consulted on.</p> <p>In the Town Council’s statement on 6th December 2022, they requested the removal of any wording indicating their support of the Masterplan from within the Masterplan document itself as well as associated websites, social media or press releases. In the Executive meeting on the 7th December, North Somerset Council noted that Portishead Town Council could no longer support the Masterplan and their logo would be removed from the project. I suspect that the Examiner will be made aware of the reasons behind this shift in support by the Town Council.</p> <p>Given this occurrence, the Wyndham Way Study Area Policy is unseated. Questions must arise over its deliverability – particularly as its robustness was founded in part by the Town Council’s involvement. Without their involvement in the Partnership the Wyndham Way Masterplan project can no longer exist.</p> <p>I would be grateful if you could confirm whether the Examiner is aware of this background please – passing on this</p>	

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		<p>email too, as it would seem this fundamentally affects the Policy related to Wyndham Way.</p> <p>Separately, given the Examiner has deemed it necessary for further Regulation 16 consultation to take place based on the employment allocation plan, we remain surprised that there has not been further consultation on the Local Green Space plan (Figure 8), given the concerns outlined in Persimmon's initial response to the consultation. The Examiner asked for further information on the 27th January on Policies PEN2, PEN4, PEN7 and PTC1. However there has been, as of yet, no mention of the Local Green Space allocations. I would therefore be interested in whether the Examiner may still raise concerns and ask for clarity on the Local Green Space matter. This error seems similar to those which have been flagged by the Examiner so far: in that plans have been mislabelled and therefore not suitably consulted on.</p>	
Phoenix Life Ltd (Gary Sleator)	Phoenix Life Limited	please see attached document	Portishead Neighbourhood Plan furtherrepresentations feb23.pdf

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